



3 bed semi-detached house to rent in NE62

Eastgate, Scotland Gate, Choppington, Northumberland, NE62 5SB

£850 pcm

 x 3  x 1  x 1

Off Street parking

Unfurnished

Property features

- ✓ Unfurnished & Available Now!
- ✓ Newly Refurbished
- ✓ Three Bedrooms
- ✓ Southerly Rear Aspect
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Faye McCarthy
Branch Manager
Bedlington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A newly refurbished semi-detached home, well placed within Eastgate boasting an excellent Southerly rear aspect. The home is offered on an UNFURNISHED basis and is AVAILABLE NOW!

The property is freshly decorated and the kitchen and bathroom have been newly upgraded, offering modern units and suite. The living room is situated to the rear of the building and offers a great degree of privacy, overlooking the large rear garden. There are three decent sized bedrooms located on the upper floor.

The home is gas centrally heated and there is off-road parking. In addition, there is a pleasant outlook to the front looking onto the playing fields.

Access into both Bedlington town centre and Stakeford and Choppington are within good reach.

Please contact our local lettings team to obtain further information or to arrange an internal viewing.

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

- A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).
- An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.
- To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.
- Each applicant's affordability is assessed individually against the criteria.

- Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.
- Employment checks to confirm your start date, salary and if your position is permanent.
- Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.
- A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.
- 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: A

Deposit: £980.00

Rent: UNFURNISHED £850 pcm

Property Type: Semi-detached house

USPs: Allows smokers

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Entrance

Entrance door opening into the hall. Staircase leading to the first floor accommodation. Access into the living room and the newly fitted kitchen and bathroom.

Living Room

A good sized room with a lovely Southerly aspect outlook. Double glazed window, central heating radiator, storage and access into the kitchen.



Additional Living Room Image



Kitchen

A newly fitted range of white wall and base units with complementing work surfaces, sink unit with tap and drainer board, space and plumbing for washing machine, space for fridge/freezer, free-standing cooker, double glazed window and access into the private rear garden.

Bathroom

Newly installed white three piece suite, comprising: bath with shower over, low level WC and pedestal wash hand basin. Central heating radiator, double glazed window to the front elevation.



First Floor Landing

Access into the three bedrooms.

Bedroom One

A double room situated to the rear with a pleasant open outlook. Double glazed window and central heating radiator.



Bedroom Two

Another good sized room also located to the rear, boasting a lovely outlook. Double glazed window and a central heating radiator.



Bedroom Three

Situated to the front with a double glazed window and a central heating radiator.



Outside

The home sits on a great plot. There are gardens to both the front and rear, the latter is particularly nice boasting a uninterrupted Southerly rear aspect.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**17-18 Market Place, Bedlington, Tyne & Wear, NE22 5TN, Tel: 01670 568097,
bedlington@pattinson.co.uk, www.pattinson.co.uk**

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