



To rent

## 2 bed upper flat to rent in NE32

Leicester Way, Fellgate Estate, Jarrow,  
Tyne and Wear, NE32 4XF

# £650 pcm

 x2  x1  x1

On Street parking

Unfurnished

## Property features

- ✓ TWO BEDROOM UPPER FLAT
- ✓ FELLGATE ESTATE
- ✓ SPACIOUS LOUNGE & BEDROOMS
- ✓ CLOSE TO AMENITIES & PUBLIC TRANSPORT
- ✓ 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

Jason Olley  
Branch Manager  
Jarrow

0191 4897431  
jarrow@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents welcome to the rental market this Two Bedroom Upper Flat located on Leicester Way, Fellgate, Jarrow.

Situated on the popular Fellgate Estate, the property is available on an unfurnished basis and boasts a spacious lounge, two well sized bedrooms & a modern bathroom suite. The property is ideally located for local amenities with public transport from Fellgate Metro Station for direct travel to Newcastle City Centre, Sunderland City Centre & South Shields. Local road links also give quick access to the A19, A1 & Tyne Tunnel.

Briefly comprises; Entrance, Stairs to First Floor Landing, Bedroom One, Bedroom Two, Bathroom, Lounge & Kitchen.

Call Pattinson Jarrow on 0191 4897431 or email [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

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: £675.00

Length of Tenancy: 6 months

Rent: £650 pcm

Property Type: Upper Flat

USPs: Allows children

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## External Front



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## Porch

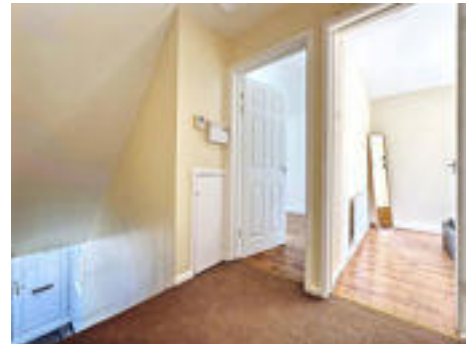
UPVC part glazed door leading to Entrance, double glazed window to side aspect;

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## First Floor Landing

1.62m x 1.49m (5'3" x 4'10")

Loft access;



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## Lounge

4.47m x 3.27m (14'7" x 10'8")

Double glazed window to front aspect, gas central heating radiator, laminate flooring;



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## Lounge (Additional)



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## Kitchen

2.55m x 1.93m (8'4" x 6'3")

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, integrated electric oven, electric hob, tiled splashbacks, space for fridge freezer, plumbing for washing machine, combi boiler, tiled flooring, double glazed window to rear aspect;



## Bedroom One

3.55m x 2.57m (11'7" x 8'5")

Double glazed window to front aspect, gas central heating radiator, built in storage, laminate flooring;



## Bedroom One (Additional)



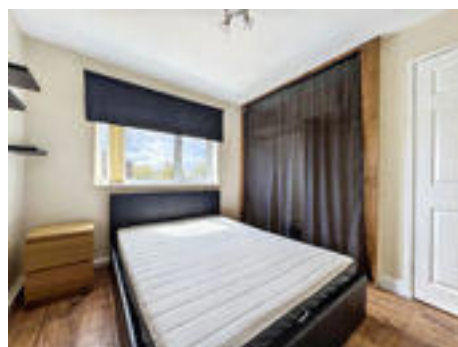
## Bedroom Two

2.83m x 2.57m (9'3" x 8'5")

Double glazed window to rear aspect, gas central heating radiator, built in storage, laminate flooring;



## Bedroom Two (Additional)



## Bathroom

1.99m x 1.51m (6'6" x 4'11")

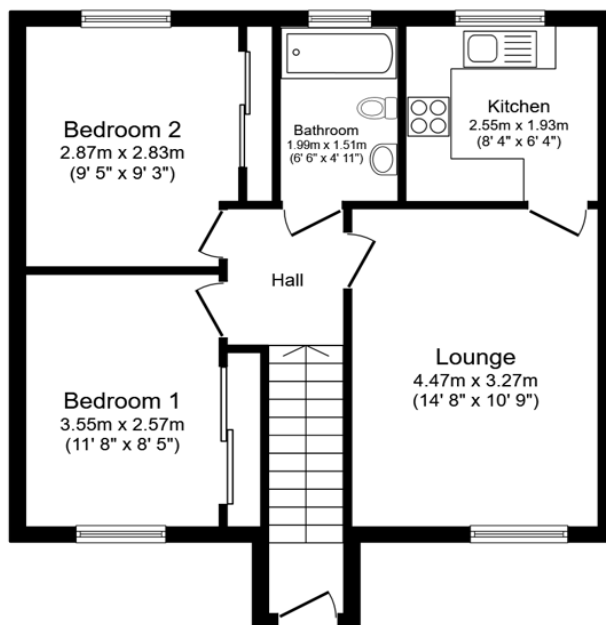
A white suite consisting of bath with electric shower over, pedestal wash hand basin, extractor, chrome towel gas central heating radiator, laminate flooring, double glazed window to rear aspect;



## Garage

Rolled shutter door;





**Floor Plan**

Floor area 54.6 sq.m. (588 sq.ft.)

Total floor area: 54.6 sq.m. (588 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| Energy Efficiency Rating                           |                         |           |
|----------------------------------------------------|-------------------------|-----------|
|                                                    | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | 75                      | 78        |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               |                         |           |
|                                                    | EU Directive 2002/91/EC |           |

Leicester Way, Fellgate Estate, Jarrow, Tyne and Wear, NE32 4XF

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

**67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431,  
jarrow@pattinson.co.uk, www.pattinson.co.uk**

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