

  
**To rent**

### 3 bed end of terrace house to rent in SR8

Cotsford Park Estate, Horden, Peterlee, Durham, SR8 4SZ

## £650 pcm

 x3  x1  x1

On Street parking

Unfurnished

### Property features

- ✓ Three Bedrooms End Of Terrace
- ✓ Downstairs Family Bathroom
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents welcome for rent this three bedrooms terraced property situated on Cotsford Park Estate, Peterlee.

The property briefly comprises : living room, kitchen, conservatory and a family bathroom are located on the ground floor. Three bedrooms are located on the first floor.

Externally the property offers on street parking to the front elevation, Fully enclosed, well presented and low maintenance garden to the rear elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson.

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: End of terrace house

USPs: Garden, Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas

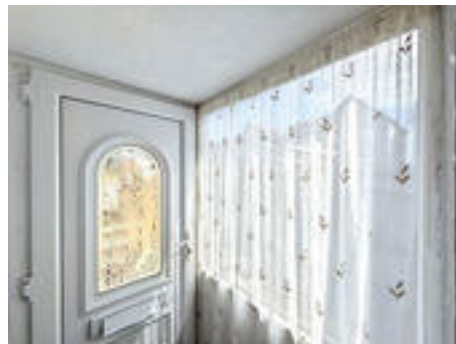
## External Front

On street parking to the front elevation.



## Porch

Access UPVC door and tiled flooring.



## Living Room

Double glazed window to the front elevation, tv point, radiator and carpet.



## Kitchen

Double glazed window to the side and rear elevation, range of wall and base units with work surfaces, sink and drainer unit, electric cooker, oven, plumbed for a washing machine, radiator, vinyl flooring and UPVC doors leading to the conservatory.



## Conservatory

Access via kitchen, radiator, carpet and a UPVC door leading to the side elevation.



## Bathroom

Double glazed windows to the rear elevation, three piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, bath with stainless steel mixer tap with overhead shower, radiator, cladded walls and vinyl flooring.



## Bedroom 1

Double glazed window to the front elevation, radiator and carpet.



## Bedroom 2

Double glazed window to the rear elevation, radiator and carpet.



## Bedroom 3

Double glazed to the rear elevation, radiator and carpet.



## External Rear

Fully enclosed, well presented and low maintenance garden to the rear elevation.





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](http://www.Propertybox.io)

**pattinson**

| 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>                                   | 72                      | 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 |           |

Cotsford Park Estate, Horden, Peterlee, Durham, SR8 4SZ

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

**2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, [peterlee@pattinson.co.uk](mailto:peterlee@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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**RICS**

**Client Money Protection**



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