



To rent

3 bed terraced house to rent in

Chaplin Street, Seaham, Durham, SR7 7RG

£625 pcm

 x3  x1  x1

Allocated parking

Unfurnished

Property features

 EPC Rating C

Key Information

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

Arrange a viewing

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Senior Manager
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This charming terraced house, located in the vibrant town of Seaham, is available for rent. Offering plenty of character with a modern twist, this well-arranged house is the perfect rental for a small family or for professionals looking for a comfortable living arrangement.

The house comprises three generously proportioned bedrooms, all well-lit and affords ample space for personalisation to your taste. The spacious bathroom is well-maintained, offering both a bath and a shower facility.

The house boasts a single, inviting reception room, perfect for welcoming guests or unwinding after a long day. The reception room effortlessly exudes a homely feel, with tastefully decorated interiors.

The kitchen is separate, fitted with requisite appliances and cabinetry, providing a cosy ambiance perfect for home-cooked meals. The property offers a wonderful blend of comfort and convenience.

Situated in Seaham, this property places you in the heart of this delightful coastal town. With all the amenities of Trafford Street within fingertip reach, it promises to offer an exciting urban living experience. The harbour and various parks are a short stroll away, perfect for weekend outings.

The property seamlessly combines the allure of coastal living with the practicality of being close to commercial establishments, schools, and entertainment options.

Stretched over two floors, this Seaham-based house is a rental opportunity that truly stands out. Promising a home environment that's both relaxing and energising, this terraced house is ready to become your next home.

Please note that viewing is absolutely essential to fully appreciate exactly what is on offer. Contact our team at Pattinson Estate Agents for more details.

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: £650.00

Rent: £625 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: Allocated

Heating: Gas

Entrance Hallway

Lounge

4.22m x 3.35m (13'10" x 10'11")

Double glazed window, central heating radiator.

Kitchen

3.56m x 2.44m (11'8" x 8'0")



Bathroom

Stairs To First Floor

Bedroom One

3.47m x 2.99m (11'4" x 9'9")



Bedroom Two



Bedroom Three

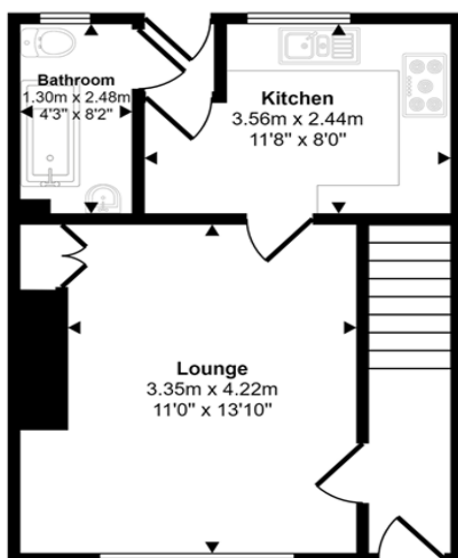


Externally

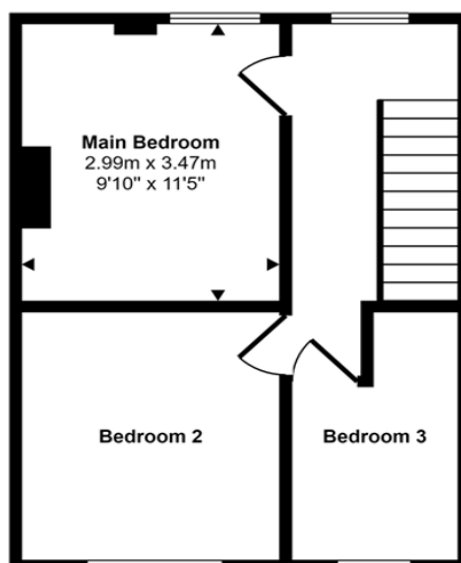
Eternally there is an enclosed yard to the rear.



Approx Gross Internal Area
69 sq m / 744 sq ft



Ground Floor
Approx 34 sq m / 369 sq ft



First Floor
Approx 35 sq m / 375 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chaplin Street, Seaham, Durham, SR7 7RG

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, www.pattinson.co.uk

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