



2 bed ground floor flat to rent in

St. Vincent Street, Westoe, South Shields,
Tyne and Wear, NE33 3BJ

£700 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ TWO BEDROOM GROUND FLOOR
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ EARLY VIEWING IS ESSENTIAL..
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

| TWO BEDROOM LOWER FLAT | GAS CENTRAL HEATING AND DOUBLE GLAZED | CLOSE TO SEA FRONT | EARLY VIEWING ESSENTIAL |

UNFURNISHED..

We are delighted to offer TO LET this well presented two bedroom lower flat on the popular St. Vincent Street, south shields. Benefiting from gas central heating and double glazing the property is well placed for the Sea Front and would make a great home for a professional couple..

Comprising briefly :- Upvc door to the entrance hallway with doors to the lounge, bedroom one and bedroom two. The kitchen leads from the lounge and on to the bathroom. Externally a yard lies to the rear.

Early viewing is essential to avoid missing out...

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: £807.69

Rent: £700 pcm

Property Type: Ground floor flat

Parking: On Street

Year built: 1895

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: Yes

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

Sewerage: Standard UK domestic

Broadband: Cable

Mobile signal coverage: Good

Lounge



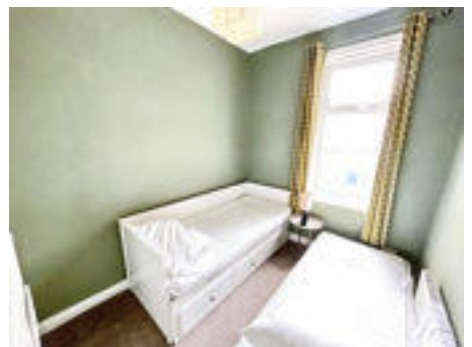
Kitchen



Bedroom One.



Bedroom Two



Bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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