



3 bed semi-detached house to rent in NE63

Wingate Way, Ashington,
Northumberland, NE63 8SN

£1,100 pcm

 x 3  x 2  x 1

Allocated parking

Unfurnished

Property features

- ✓ End Of Terrace
- ✓ Three Bedrooms
- ✓ En-suite to master bedroom
- ✓ Large Garden
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson welcome to the rental market this well presented, three bed end terrace property on the popular Portland Development in the West End of Ashington. Ideally located close to all the local amenities including shops, restaurants, pubs and leisure facilities.

The property briefly comprises of: Entrance hallway, downstairs wc, lounge, kitchen diner, first floor landing, three bedrooms one with en-suite, family bathroom. Externally the property benefits from an enclosed rear garden mostly laid to lawn. To the front is a driveway suitable for one car.

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: B

Deposit: £1,125.00

Rent: £1,100 pcm

Property Type: Semi-detached house

USPs: Garden

Parking: Allocated

Year built: 2018

Construction materials: Brick and block

Roofing type: Clay 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: Yes

Sewerage: Standard UK domestic

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

ROOM DETAILS

More room details including floor plan and virtual tour coming soon.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		90
(69-80) C	75	
(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	

Wingate Way, Ashington, Northumberland, NE63 8SN

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

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Client Money Protection

