



To rent

3 bed terraced house to rent in

Cooperative Terrace, West Allotment,
Newcastle upon Tyne, Tyne and Wear,
NE27 0DU

£825 pcm

🛏 x3 🚿 x1 🚗 x1

On Street parking

Unfurnished

Property features

- ✓ Three Bedroom Mid Terraced
- ✓ Unfurnished
- ✓ Quiet Pedestrianised Street
- ✓ Popular Location
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Louise Tully
Branch Manager
Whitley Bay (Coastal Team)

0191 2531301
whitley.bay@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinsons welcome to the rental market this three bedroom unfurnished mid terraced house situated in this quiet pedestrianised street in the popular location in West Allotment conveniently situated within walking distance to excellent local shops, transport links, local schools and benefiting from the Cobalt Business Park and the Silverlink Retail Park close by.

Comprising entrance, hallway, lounge to the front of the property, good sized kitchen with a range of wall and floor units, integrated oven hob, extractor fan, dining area, door to the rear yard, first floor, bedroom 1 double to the front of the property, bedroom 2 double 'L' shaped bedroom to the front of the property, bathroom with white suite, part grey tiling, shower, bedroom 3 double to the rear of the property. Externally there is a front garden and rear yard. Off street parking. Available 1st September. Call Pattinson now to arrange your viewing.

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: £850.00

Rent: £825 pcm

Property Type: Terraced House

Parking: On Street

Heating: Gas

Hallway

Cupboard housing utility meters, central heating radiator, dado rail, understairs recess, ideal for computer area, wood effect laminate flooring.



Lounge

4.50m x 3.80m (14'9" x 12'5")

Upvc double glazed window to the front elevation, feature fire surround with marble inset and hearth, living flame gas fire, TV point, wood effect laminate flooring, double central heating radiator.



Kitchen

5.50m x 2.50m (18'0" x 8'2")

Two UPVC double glazed windows to the rear elevation and UPVC double glazed door to the rear yard, range of beech effect wall, drawer and floor units with contrasting roll edge worktops. One and half bowl stainless steel sink unit with mixer tap and attractive style splashbacks, integrated double oven and five burner gas hob with extractor over, space for the dryer, tiled floor, space for dining furniture.



Landing

Stairs from the hallway to the first floor landing, cupboard housing the boiler additional linen storage.



Bedroom 1

3.70m x 2.70m (12'1" x 8'10")

Upvc double glazed window to front elevation, double central heating radiator.



Bedroom 2

3.70m x 2.90m (12'1" x 9'6")

Upvc double glazed window to front elevation, double central heating radiator.



Bathroom

UPVC double glazed window to the rear elevation, white suite of curved bath with electric shower over and curved glass screen, pedestal wash hand basin, low level wc, tiled walls, ceiling with recessed spotlights, central heating radiator, vinyl tiled flooring.



Bedroom 3

Upvc double glazed to rear elevation, double central heating radiator.



Rear Yard

The property has double gates providing off street parking and timber shed providing storage.



Rear





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C	69	
(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 

Cooperative Terrace, West Allotment, Newcastle upon Tyne, Tyne and Wear, NE27 0DU

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

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