



2 bed terraced house to rent in

Station Road, Camperdown, Newcastle upon Tyne, Tyne and Wear, NE12 5UY

£725 pcm

 x2  x1  x1

On Street parking

Part Furnished

Property features

- ✓ Two Bedroom Terraced Home
- ✓ Close To Local Amenities
- ✓ Modern Neutral Décor
- ✓ Low Maintenance Outdoor Space
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

0191 2150677
forest.hall@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the rental market this well-presented two-bedroom terraced home, ideally situated on Station Road in the popular residential area of Camperdown.

Finished in modern neutral décor throughout, this attractive property offers comfortable and well-maintained accommodation, making it an ideal home for a range of tenants. The ground floor briefly comprises a spacious lounge leading through to a contemporary fitted kitchen, complete with integrated fridge, integrated freezer, electric oven, hob and extractor fan, with access to the enclosed rear yard. To the first floor are two well-proportioned bedrooms and a modern family bathroom fitted with a three-piece suite.

Externally, the property benefits from a private, enclosed rear yard providing a low-maintenance outdoor space.

Camperdown remains a highly sought-after location due to its excellent range of local amenities, including shops, supermarkets, cafés and leisure facilities. The property is well placed for families and professionals alike, with well-regarded schools nearby and superb transport links via the A19, A1 and regular bus routes, providing easy access to Newcastle City Centre, North Tyneside and the surrounding areas.

Early viewing is highly recommended to fully appreciate the accommodation on offer. For more information or to arrange your viewing, please contact our Forest Hall branch on 0191 215 0677 or email forest.hall@pattinson.co.uk.

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: £836.54

Rent: £725 pcm

Property Type: Terraced House

USPs: Part furnished

Parking: On Street

Heating: Gas

External

Situated on Station Road in the popular residential area of Camperdown, this well-presented two-bedroom terraced home benefits from a low-maintenance rear yard, providing a private outdoor space ideal for relaxing or additional storage. Conveniently located close to local amenities, well-regarded schools and excellent transport links into Newcastle City Centre and surrounding areas.



Living Room

4.50m x 3.57m (14'9" x 11'8")

A bright and spacious reception room, tastefully decorated in contemporary neutral tones with attractive feature wallpaper and modern flooring. Offering ample space for both living and dining furniture, this inviting room provides access through to the kitchen and staircase to the first floor.



Kitchen

3.58m x 2.04m (11'8" x 6'8")

A kitchen comprising a range of wall and base units with contrasting work surfaces and tiled splashbacks. Integrated appliances include a fridge, freezer, electric oven, hob and extractor hood, with additional space for a washing machine. A rear door provides direct access to the enclosed yard.



Bedroom 1

2.56m x 3.46m (8'4" x 11'4")

A generous double bedroom positioned to the front of the property, featuring modern décor, fitted wardrobes providing excellent storage and ample space for additional bedroom furniture.



Bedroom 2

7.80m x 3.03m (25'7" x 9'11")

A well-proportioned second bedroom overlooking the rear of the property. Ideal as a guest bedroom, child's room or home office, benefiting from neutral decoration and fitted carpeting.



Bathroom

1.67m x 2.12m (5'5" x 6'11")

A contemporary three-piece family bathroom fitted with a panelled bath and shower screen, wash hand basin and low-level WC. Finished with modern tiled walls and flooring, creating a clean and practical space.

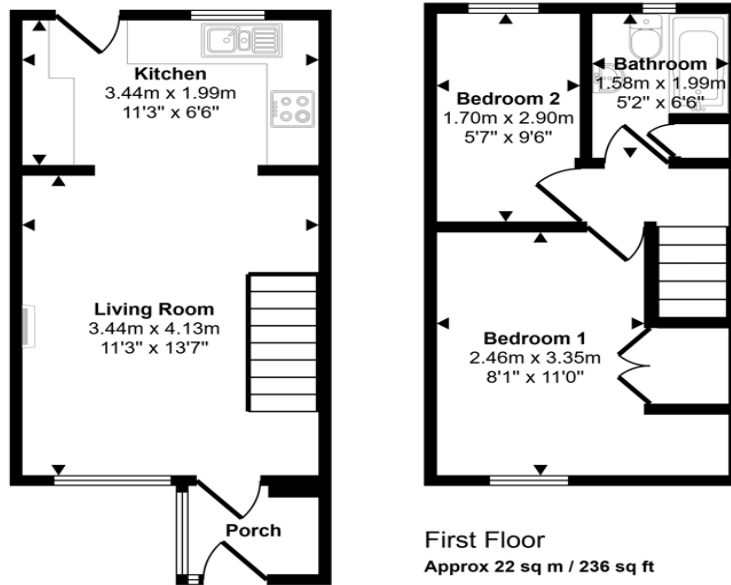


Yard

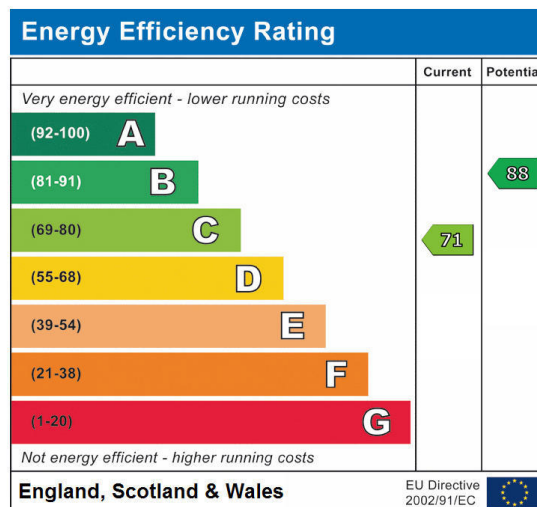
An enclosed, low-maintenance rear yard providing a private outdoor space, ideal for outdoor seating and enjoying the warmer months.



Approx Gross Internal Area
46 sq m / 491 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.



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

17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk

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