



3 bed terraced house to rent in

Tudor Way, Kingston Park, Newcastle upon Tyne, Tyne and Wear, NE3 2RG

£1,100 pcm

 x3  x1  x1

On Street parking

Furnished

Property features

- ✓ Council Tax Band B
- ✓ EPC C
- ✓ Available immediately
- ✓ Close to Local amenities
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

0191 2303365
gosforth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted to present this charming 3-bedroom end-terraced house in the highly desirable neighbourhood of Kingston Park, Newcastle upon Tyne. Available immediately for rental, this furnished and inviting residential property will make a delightful home for anyone.

The Property has recently undergone a full renovation, including, new bathroom, kitchen, flooring and decoration throughout. This furnished property also comes with all white goods within the kitchen.

Boasting three well-proportioned bedrooms, the property provides ample living space, which would ideally suit a small family or professionals. The single reception room is spacious and flooded with natural light, making it a perfect space for entertaining or unwinding at the end of a long day. The perfectly proportioned modern kitchen diner leads to the enclosed rear garden. The house's functional flow continues into the practical bathroom, featuring modern fittings. The neutral colour scheme throughout the property offers a blank canvas for tenants to make their mark and truly make this house a home.

Notably, this property falls under the Council Tax Band B, ensuring affordable bills. In terms of energy performance, the property has a rating of EPC C, indicating a reasonably high level of efficiency.

Situated in Kingston Park, esteemed for its suburban tranquillity and convenient access to local amenities, this location truly leaves nothing to be desired. In-close proximity to local transport links, this home offers a streamlined commute and easy access to everything Newcastle upon Tyne has to offer.

Property available for immediate rental. Book a viewing today to take the first step towards making this versatile and inviting terraced house your new home.

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: £1,269.23

Rent: £1,100 pcm

Property Type: Terraced House

USPs: Furnished, Allows smokers

Parking: On Street

Heating: Gas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	71	
(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 

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

**210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365,
gosforth@pattinson.co.uk, www.pattinson.co.uk**

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