



## 1 bed character property to rent

Watling Street, Leadgate, Consett,  
Durham, DH8 7SD

# £600 pcm

 x1  x1  x2

On Street parking

Unfurnished

## Property features

- ✓ One bedroom mid terrace
- ✓ Open plan lounge and kitchen
- ✓ Study
- ✓ Gas Central Heating & Double
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Fantastic opportunity to rent this spacious one bedroom mid terrace character property in Leadgate, Consett. Available now, this unfurnished home features an open plan lounge and kitchen, offering a sociable living space with a double glazed front aspect window, single radiator, velux window, wooden flooring, and access to a study.

The kitchen is fitted with wall and base units, counter work tops, a one and a half bowl sink unit, built in electric oven and gas hob, single radiator, extractor fan, and velux window. The entrance hall provides a double glazed entrance door, under stairs cupboard, and double radiator.

The bedroom includes a double glazed front aspect window, double radiator, and laminate flooring. The bathroom is fitted with a white three piece suite comprising a step in shower cubicle, pedestal wash hand basin, low level w.c., and down lighting. Additional features include gas central heating, double glazing throughout, council tax band A, and on street parking. There is also access to a shared communal outside space, and the property

Located close to local shops and amenities with excellent bus and road links into Consett and Newcastle.

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: £750.00

Rent: £600 pcm

Property Type: Character Property

USPs: Allows smokers

Parking: On Street

Year built: 1900

Construction materials: Stone built

Roofing type: Slate tiles

Known property issues: Damp

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: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance Hall

Double glazed entrance door, double radiator, under stairs cupboard, double radiator.

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## Bedroom

4.30m x 2.80m (14'1" x 9'2")

Double glazed front aspect window, double radiator, laminate flooring.

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## Bathroom

White three piece suite comprising step in shower cubicle, pedestal wash hand basin, low level w.c. down lighting.

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## Lounge

6.90m x 4.50m (22'7" x 14'9")

Double glazed front aspect window, single radiator, velux window, wooden flooring, door into study and open plan into the kitchen.

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## Kitchen

Fitted wall and base units incorporating counter work tops with a one and a half bowl sink unit, built in electric oven and gas hob, single radiator, extractor fan, Velux window.

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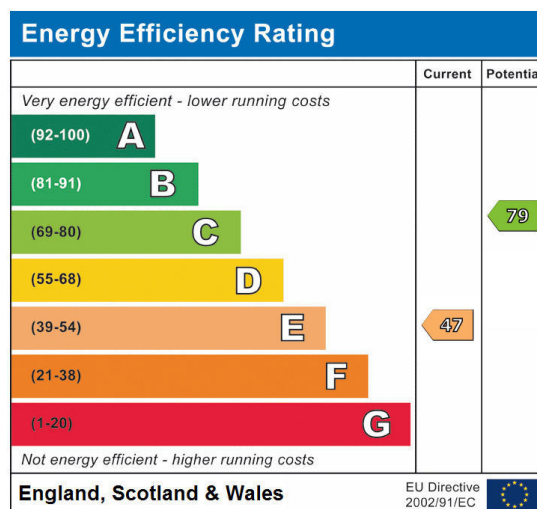
## Study

Double glazed front aspect window, single radiator, built in cupboard.



**Communal area**

Shared communal outside space.



Watling Street, Leadgate, Consett, Durham, DH8 7SD

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

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