


To rent

3 bed semi-detached house to rent in NE34

Sycamore Avenue, Cleadon Park, South Shields, Tyne and Wear, NE34 8BG

£800 pcm

 x3  x1  x1

Driveway parking

Unfurnished

Property features

- ✓ THREE BEDROOM SEMI DETACHED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ ENCLOSED GARDENS AND
- ✓ GREAT LOCATION AND AMENITIES

Key Information

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

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

| THREE BEDROOM | SEMI DETACHED HOUSE | BEAUTIFULLY PRESENTED | LARGE ENCLOSED GARDENS | DOUBLE DRIVEWAY | KITCHEN/DINER |

We are delighted to offer to the market this well presented three bedroom semi detached house on the popular Sycamore Avenue, Cleadon Park. Benefiting from gas central heating and double glazing the property has the added benefit of an enclosed rear garden and double driveway to the front.

Comprising briefly :- Upvc door to the entrance hallway with door to the lounge and stairs to the first floor landing. the kitchen/diner leads from the lounge while to the first floor landing lie bedroom one, bedroom two, bedroom three and family bathroom.

Externally an enclosed garden lies to the rear with a large timber shed. Double driveway to the front providing off street parking.

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: £923.08

Rent: £800 pcm

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Year built: 1230

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: Yes

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, Cable, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance

Upvc door to the entrance hallway with door to the lounge and stairs to the first floor landing.



Lounge

Double glazed french door to the patio and central heating radiator.



Kitchen

Fitted with a range of wall and base units with roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap and splash back tiling. Electric oven and gas hob. Double glazed window to the front and rear.



Diner



Bedroom One.

Double glazed window and central heating radiator.



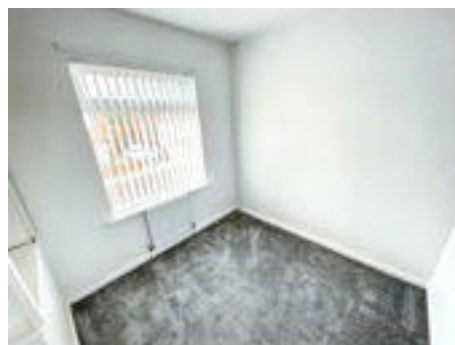
Bedroom Two

Double glazed window and central heating radiator.



Bedroom Three

Double glazed window and central heating radiator.



Bathroom

Comprising low level w.c. panelled bath and wash basin.



External

An enclosed garden lies to the rear with timber shed. Off street parking to the front.





Sycamore Avenue, Cleadon Park, South Shields, Tyne and Wear, NE34 8BG

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

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south.shields@pattinson.co.uk, www.pattinson.co.uk**

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