

1 bed room to rent in NE6

619 Welbeck Road, Newcastle upon Tyne,
Tyne and Wear, NE6 3AA

£600 pcm

x 1 x 1 x 1

On Street parking

Furnished

Property features

- Room Only
- Five Bedroom Maisonette
- Close to Local Amenities and Transport Links
- Double glazed and Gas Central
- EPC Rating D

Key Information

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

Arrange a viewing

Hayley McCormack
Sales Negotiator
Heaton

0191 2049601
heaton@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

ROOM ONLY ROOM ONE

Available now is this furnished double bedroom within this five bedroom maisonette which has been fully renovated throughout and is ideally situated close to all local amenities, Newcastle City Centre and good transport links.

The accommodation includes a shared lounge, kitchen towards the rear of the property with a good range of wall and base units, complimenting work surfaces, stainless steel one and a half sink with mixer tap, tiled splashback, freestanding electric cooker, fridge freezer, dishwasher, washing machine, tumble dryer, microwave, UPVC double glazed window and radiator. First floor bedroom and first floor bathroom/WC.

The property benefits from gas central heating, rear yard and UPVC double glazing.

Please contact the Heaton Branch 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: £692.31

Rent: £600 pcm

Property Type: Room

USPs: Garden, Furnished, Allows smokers

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate 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: 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, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Front External



Entrance Hall

With stairs to the first floor.

First Floor Landing

With doors off to the lounge, first floor bedrooms and stairs to the second floor.

Lounge

4.58m x 4.50m (15'0" x 14'9")

UPVC double glazed window to the rear, feature fireplace and radiator.



Kitchen

3.95m x 2.53m (12'11" x 8'3")

Towards the rear of the property with a good range of wall and base units, complimenting work surfaces, stainless steel one and a half sink with mixer tap, tiled splashback, freestanding electric cooker, fridge freezer, dishwasher, washing machine, tumble dryer, microwave, UPVC double glazed window and radiator.



Bedroom One

5.64m x 4.47m (18'6" x 14'7")

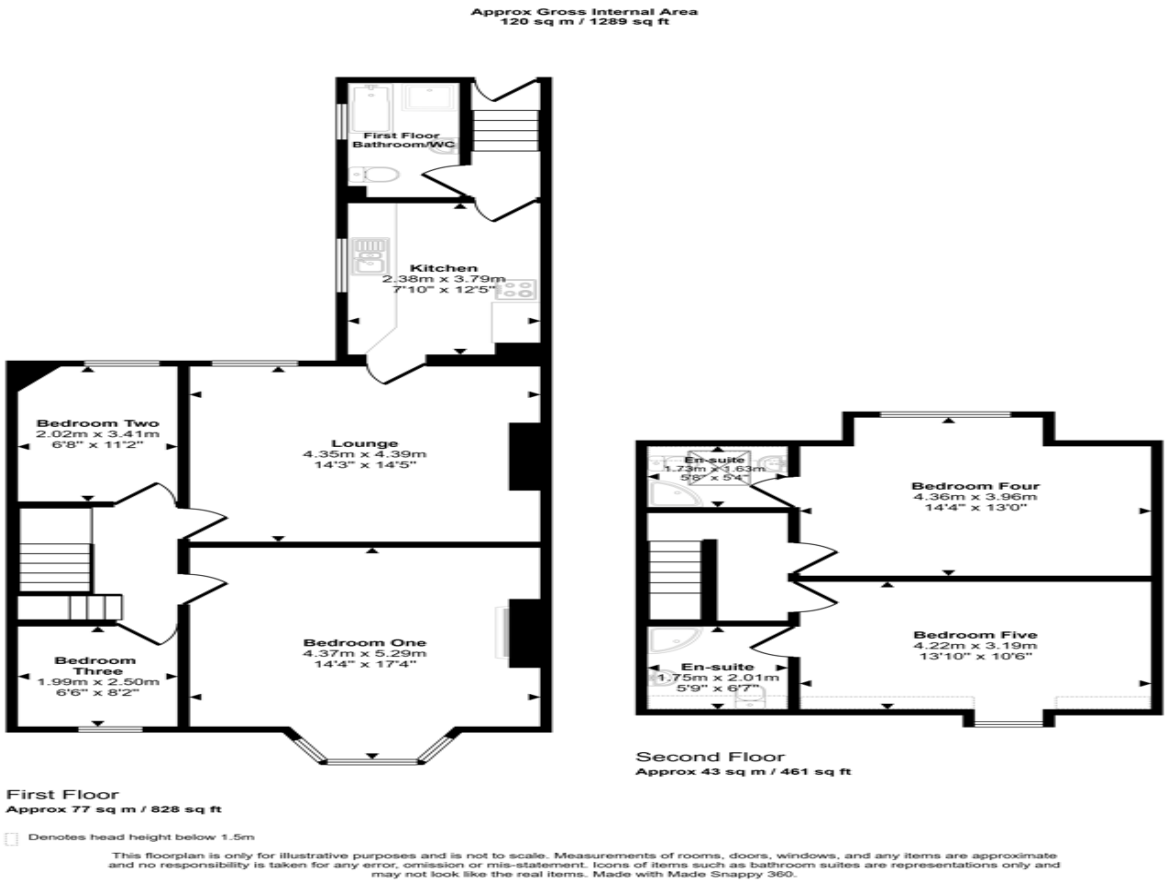
UPVC double glazed walk in bay window to the front, bedroom furniture and radiator.

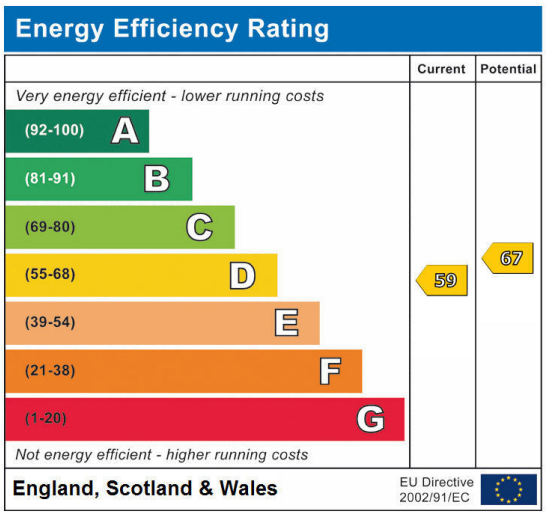


Bathroom/WC

3.10m x 1.53m (10'2" x 5'0")

White four piece bathroom suite comprising; bath, corner shower cubicle, hand wash basin, low level WC, tiled walls, UPVC double glazed window and radiator.





619 Welbeck Road, Newcastle upon Tyne, Tyne and Wear, NE6 3AA

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

224 Chillingham Road, Heaton, Newcastle Upon Tyne, Tyne & Wear, NE6 5LP, Tel: 0191 2049601, heaton@pattinson.co.uk, www.pattinson.co.uk

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