## 3 bed upper flat to rent in NE33

Mortimer Road, South Shields, Tyne and Wear, NE33 4UH

# £850 pcm

x 3 x 1 x 1

On Street parking

Unfurnished

## Property features

- EPC Rating E

## Key Information

- Council Tax: Band A
- EPC Rating: E
- Heating supply: Gas

## Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

0191 4540488
south.shields@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

## Description

| THREE BEDROOM | UPPER FLAT | GAS CENTRAL HEATING | DOUBLE GLAZED |

We are delighted to offer TO  LET this three bedroom upper flat on the popular Mortimer Road, South Shields. Benefiting from gas central heating and double glazing, the property is well placed for local schools and transport links as well as great amenities.

Comprising briefly :- Upvc door to the entrance hallway with stairs to the first floor landing. Doors to the lounge, bedroom one, bedroom two and bedroom three. The kitchen leads from the lounge and in turn to the bathroom. Externally a yard lies to the rear.

Contact our office today 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

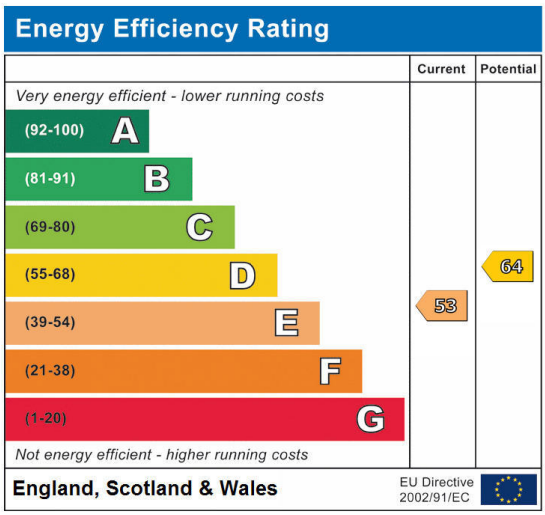
Deposit: £980.77

Rent:  £850 pcm

Property Type: Upper Flat

Parking: On Street

Heating: Gas




Mortimer Road, South Shields, Tyne and Wear, NE33 4UH

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

**7 Charlotte Terrace, South Shields, Tyne & Wear, NE33 4NU, Tel: 0191 4540488, south.shields@pattinson.co.uk, www.pattinson.co.uk**

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