



3 bed terraced house to rent in

Pont Street, Ashington, Ashington,
Northumberland, NE63 0PZ

£625 pcm

🛏 x3 🚿 x1 🚿 x2

On Street parking

Unfurnished

Property features

- ✓ Three Bedrooms
- ✓ Terrace House
- ✓ Spacious Accommodation
- ✓ D/G & GCH
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the rental market this three bedroom terraced house at Pont Street in Ashington, available now.

Offering spacious accommodation across two reception rooms, this property is ideal for those seeking versatile living space.

The home features double glazing and gas central heating, with an EPC rating of C.

There is on street parking available and the property falls within Council Tax Band A.

This terraced house is offered unfurnished, providing a blank canvas for tenants to make their own.

Call us now to arrange your viewing 01670 568096

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: £721.15

Rent: £625 pcm

Property Type: Terraced House

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Entrance

Via double glazed door to rear
-Stairs to first floor

Kitchen/Diner

4.42m x 4.09m (14'6" x 13'5")

Double glazed window
-Fitted wall & base units with work tops
-Plumbed for washing machine
-Integrated oven & hob with extractor hood



Living Room

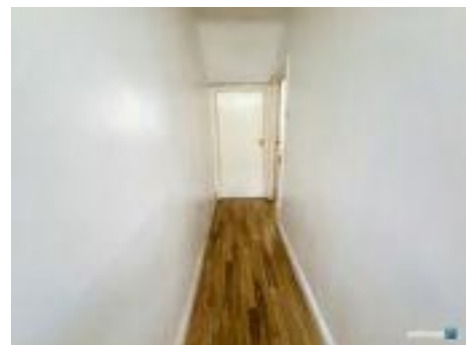
4.41m x 4.18m (14'5" x 13'8")

Double glazed window
-Radiator



Front Hallway

Via double glazed door
-Storage cupboard



First Floor Landing

Bedroom 1

3.45m x 4.09m (11'3" x 13'5")

Double glazed window
-Radiator



Bedroom 2

2.99m x 4.19m (9'9" x 13'8")

Double glazed window
-Radiator



Bedroom 3

Double glazed window
-Radiator

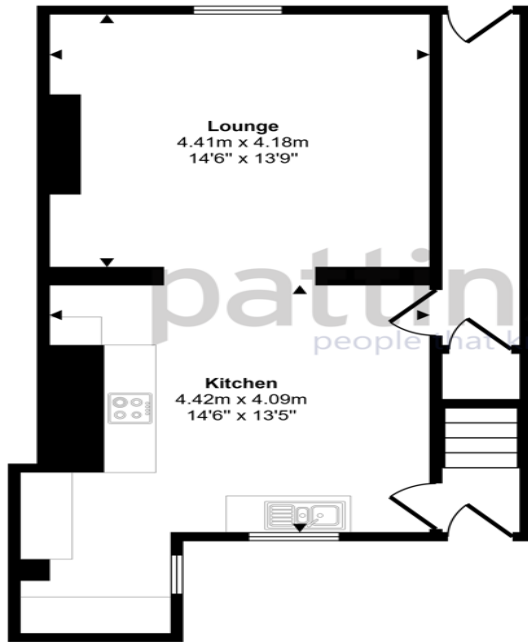


Bathroom

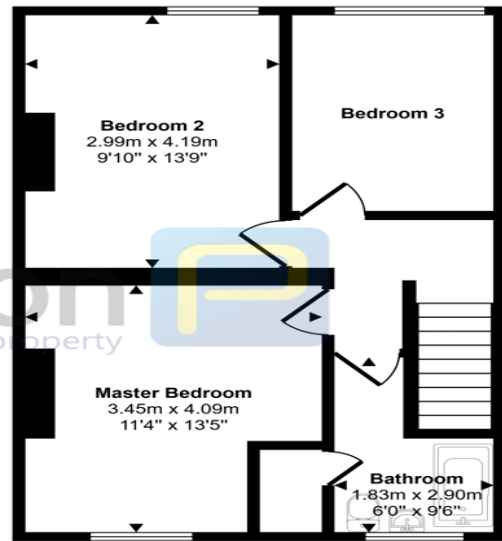
Double glazed window
-Panelled bath with electric shower over
-Low level wc
-Pedestal wash hand basin
-Storage cupboard



Approx Gross Internal Area
97 sq m / 1046 sq ft



Ground Floor
Approx 50 sq m / 539 sq ft



First Floor
Approx 47 sq m / 508 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	74	
(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

Pont Street, Ashington, Ashington, Northumberland, NE63 0PZ

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

95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, ashington@pattinson.co.uk,
www.pattinson.co.uk

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