



3 bed terraced house to rent in

Linacre Close, Kingston Park, Newcastle upon Tyne, Tyne and Wear, NE3 2FB

£1,100 pcm

 x3  x1  x1

Allocated parking

Furnished

Property features

- ✓ Council Tax Band B
- ✓ EPC TBC
- ✓ Close To Local Amenities
- ✓ Popular Location
- ✓ Garage En-Block

Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Air Source Heat Pump

Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

0191 2303365
gosforth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to offer to let this furnished three bedroom terraced house in the popular Kingston Park area of Newcastle upon Tyne. This property is positioned close to local amenities, providing convenient access to shops, the Tyne & Wear metro, local transport links, the A1 motorway and services within the neighborhood.

The accommodation includes a reception room, fully fitted kitchen/Diner, modern bathroom and three bedrooms. To the exterior there is a lawn to the front, enclosed rear garden and a garage in a block close by.

This rental is available for immediate occupation and is offered furnished. With a council tax band of B and the EPC is to be confirmed.

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: B

Deposit: £1,269.23

Rent: £1,100 pcm

Property Type: Terraced House

USPs: Furnished, Allows smokers

Parking: Allocated

Heating: Air Source Heat Pump



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

**210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365,
gosforth@pattinson.co.uk, www.pattinson.co.uk**

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RICS

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Protection**



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