



To rent

2 bed semi-detached house to rent in NE15

Heyburn Gardens, Condercum Park,
Newcastle upon Tyne, Tyne and Wear,
NE15 6QT

£900 pcm

 x2  x1  x1

Driveway parking

Unfurnished

Property features

- ✓ Semi Detached House
- ✓ Two Bedrooms
- ✓ Popular Location
- ✓ Viewing Recommended
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

Arrange a viewing

Darren Porter
Senior Valuer
West Road

0191 2725880
west.road@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A well-presented two-bedroom home situated on the ever-popular Heyburn Gardens in Condercum Park, Newcastle upon Tyne. This attractive property offers spacious living, a generous garden and a convenient position close to local amenities, schools and transport links, making it an ideal choice for first-time buyers, downsizers or investors.

The accommodation includes an entrance hallway leading to a bright and welcoming lounge, followed by a modern fitted kitchen with access to the rear garden. Stairs lead to the first floor, where there are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a large enclosed garden, providing a superb space for outdoor dining, relaxation or further landscaping potential. Positioned within a highly sought-after residential area, Heyburn Gardens offers excellent access to Newcastle city centre, the A1 and a range of local shops and parks.

Early viewing is highly recommended.

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: £1,038.46

Rent: £900 pcm

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Entrance Hall

Lounge



Kitchen



Stairs to First Floor

Bedroom One



Bedroom Two



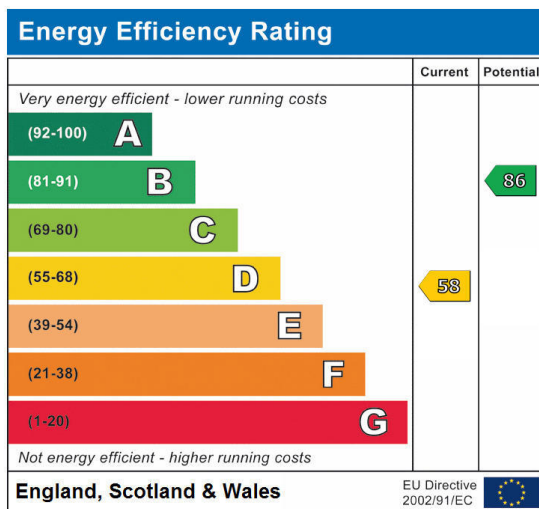
Bathroom



External

Garden to rear.





Heyburn Gardens, Condercum Park, Newcastle upon Tyne, Tyne and Wear, NE15
6QT

Contact your local branch today for more information on this property:
158 West Road, Newcastle Upon Tyne, Tyne & Wear, NE4 9QB, Tel: 0191 2725880,
west.road@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

**Client Money
Protection**



Pattinson.co.uk - Tel: 0191 2725880