

3 bed semi-detached house to rent in NE34

Temple Park Road, Harton Moor, South Shields, Tyne and Wear, NE34 0HS

£750 pcm

x 3 x 1 x 1

Off Street parking

Unfurnished

Property features

- THREE BEDROOM SEMI DETACHED
- GAS CENTRAL HEATING AND DOUBLE GLAZED
- GREAT LOCATION AND AMENITIES
- AVAILABLE NOW..
- EPC Rating D

Key Information

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

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

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- Flexible viewing slots
- Accompanied viewings

Description

| THREE BEDROOM | SEMI DETACHED HOUSE | NEW GAS CENTRAL HEATING | NEW RADIATORS | GREAT LOCATION AND AMENITIES |

This property has just been refitted with a brand new central heating system via a combi boiler and new radiators throughout.

We are delighted to offer TO LET this well presented three bedroom semi detached house on the popular Temple Park Road, South Shields. Benefiting from gas central heating and double glazing the property comprises briefly :- Upvc door to the entrance hallway with doors to the lounge, kitchen/diner and cloak room, stairs to the first floor landing. To the first floor lie bedroom one, bedroom two, bedroom three and family bathroom. Externally gardens lie to the front and rear with a yard and out buildings to the side.

Well placed with access to the "Nook" shopping areas, health centre and fantastic transport links.

Don't miss out on the opportunity to view, contact South Shields branch today!

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: £750 pcm

Property Type: Semi-detached house

USPs: Allows smokers

Parking: Off Street

Year built: 1970

Construction materials: Brick and block, Timber frame

Roofing type: Concrete roof 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: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Ducted Air

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance

Upvc door to the entrance hallway with doors leading to the lounge, kitchen/diner and cloak room. Stairs to the first floor landing.



Lounge

Double glazed window to the rear and central heating radiator.



Kitchen/ Diner

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap and splash back tiling. Electric oven and gas hob with extractor hood. Plumbed for automatic washing machine. Double glazed window to the front.



Diner



Cloak room

Comprising low level w.c. and wash basin.



Bedroom One.

Double glazed window to the front and central heating radiator.



Bedroom Two

Double glazed window to the rear and central heating radiator.



Bedroom Three

Double glazed window to the rear and central heating radiator.



Bathroom

Double glazed low level w.c. panelled bath and wash hand basin.
Double glazed window to the front and central heating radiator.

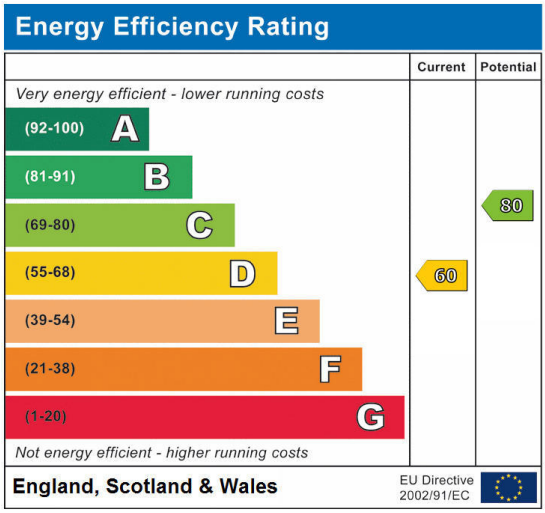


External

Garden lies to the front and rear with a driveway providing ample off street parking.







Temple Park Road, Harton Moor, South Shields, Tyne and Wear, NE34 0HS

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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