

2 bed end of terrace house to rent in SR8

Cheviot Place, Peterlee, Durham, SR8 2PG

£650 pcm

x 2 x 2 x 2

On Street parking

Unfurnished

Property features

- Turnkey Two Bedroom End
- En-Suite Shower Room
- Presented Well Throughout
- Ideal First Home or Buy-to-Let Investment
- 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

Claire Nasir
Senior Manager
Peterlee

0191 5183521
peterlee@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

BEAUTIFULLY PRESENTED TWO-BEDROOM END-TERRACE | EN-SUITE | MODERN KITCHEN | POPULAR RESIDENTIAL LOCATION

Well-Presented Two-Bedroom Home Available to Rent

Situated on the popular Cheviot Place, this attractive two-bedroom end-terrace property offers well-presented, modern accommodation, making it an ideal home for professionals, couples or a small family.

Finished to a good decorative standard throughout, the property briefly comprises an entrance hallway, spacious lounge/dining room and a modern fitted kitchen. To the first floor are two generously sized double bedrooms, with the principal bedroom benefiting from its own en-suite shower room, alongside a contemporary family bathroom.

Externally, the property benefits from low-maintenance gardens, providing a pleasant outdoor space without the demands of extensive upkeep.

Conveniently located close to a range of local amenities, schools and the town centre, the property also offers excellent transport links via the A19, providing easy access to Teesside, Sunderland and Durham.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

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: £750.00

Rent: £650 pcm

Property Type: End of terrace house

USPs: Garden, Allows smokers

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

External Front

Entrance Hall



Entrance to this beautiful two bedroom property is accessed via a double glazed external door to the front, leading into a welcoming hallway. The hallway features stairs to the first floor landing, a radiator and a useful storage cupboard.

Kitchen



A superb modern kitchen featuring a range of wall and floor cabinets finished in neutral tones with contrasting work surfaces, incorporating a stainless steel sink and drainer unit with mixer tap fittings. Additional features include an integral electric oven and hob set beneath a stainless steel extractor canopy, plumbing for an automatic washing machine, space for a fridge freezer, attractive floor coverings and a double glazed window. A double glazed external door provides access to the rear garden.

Lounge Diner

5.77m x 3.23m (18'11" x 10'7")



Stylishly decorated and well appointed, the lounge through dining room is situated to the front of the home and features an internal door providing access to the kitchen, two double glazed windows, a double glazed door and two radiators.

Landing



Continuing with the property's excellent decorative presentation, the first floor landing provides access to both double bedrooms and the family bathroom. A double glazed window provides plenty of natural light.

Bedroom One

4.54m x 2.54m (14'10" x 8'4")



Situated to the front of the property, the master bedroom features a double glazed window, radiator and access to the adjoining private en-suite facility.

En-suite

Finished to a high standard, the en-suite comprises a pedestal hand wash basin, enclosed shower cubicle with tiled walls and flooring, and a chrome-effect heated towel rail.



Bedroom Two

3.70m x 3.14m (12'1" x 10'3")

An equally well-proportioned and well-presented double bedroom featuring a radiator and double glazed window overlooking the front elevation.



Family Bathroom

Presented with a quality finish, the family bathroom comprises a white suite including a panelled bath with overhead shower, pedestal hand wash basin set into a vanity cabinet, tiled walls, heated towel rail and double glazed window.

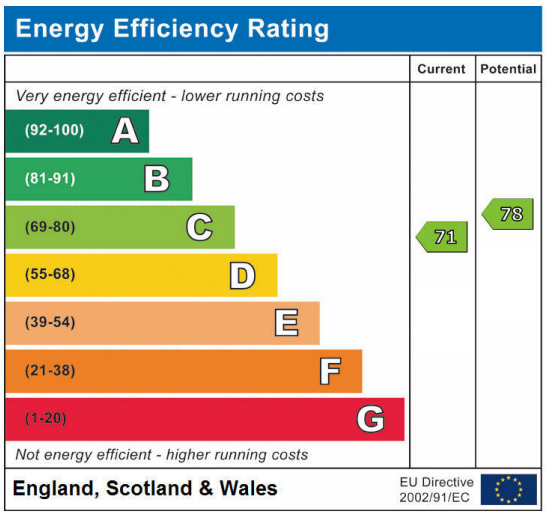


External Rear

To the rear of the property is a low-maintenance and enclosed garden featuring a block-paved patio and a wood-decked area.







Cheviot Place, Peterlee, Durham, SR8 2PG

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

2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@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 firms employment has the authority to make or give any representation or warranty in respect of the property.

RICS | Client Money Protection
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK