

3 bed semi-detached house to rent in NE5

Fallodon Gardens, Fenham, Newcastle upon Tyne, Tyne and Wear, NE5 3LR

£1,200 pcm

x 3 x 1 x 2

Driveway parking

Unfurnished

Property features

- Three-bedroom semi-detached family home.
- Off-street parking.
- Gas central heating – Council Tax Band A – EPC Rating D.
- Ready Now.
- 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
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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the rental market this attractive three-bedroom semi-detached home, ideally situated within the popular residential area of Fenham, Newcastle upon Tyne. Offered to let on an unfurnished basis, the property provides well-proportioned accommodation, making it an ideal choice for families, couples or professional tenants seeking a comfortable home in a convenient location.

The accommodation briefly comprises two reception rooms, offering versatile living and dining space, three bedrooms and a family bathroom. Externally, the property benefits from off-street parking, adding further practicality and convenience.

Additional features include gas central heating throughout, Council Tax Band A and an EPC rating of 67 (Band D).

Ideally suited to tenants looking for a well-located home with flexible living accommodation, early viewing is highly recommended to appreciate what this property has to 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: £1,384.62

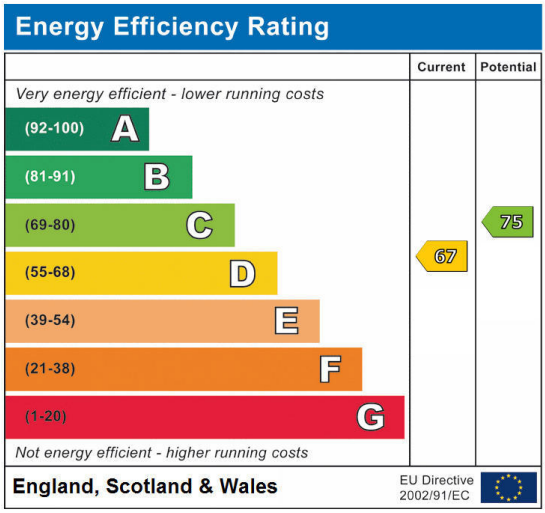
Rent: £1,200 pcm

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas





Fallodon Gardens, Fenham, Newcastle upon Tyne, Tyne and Wear, NE5 3LR

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

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