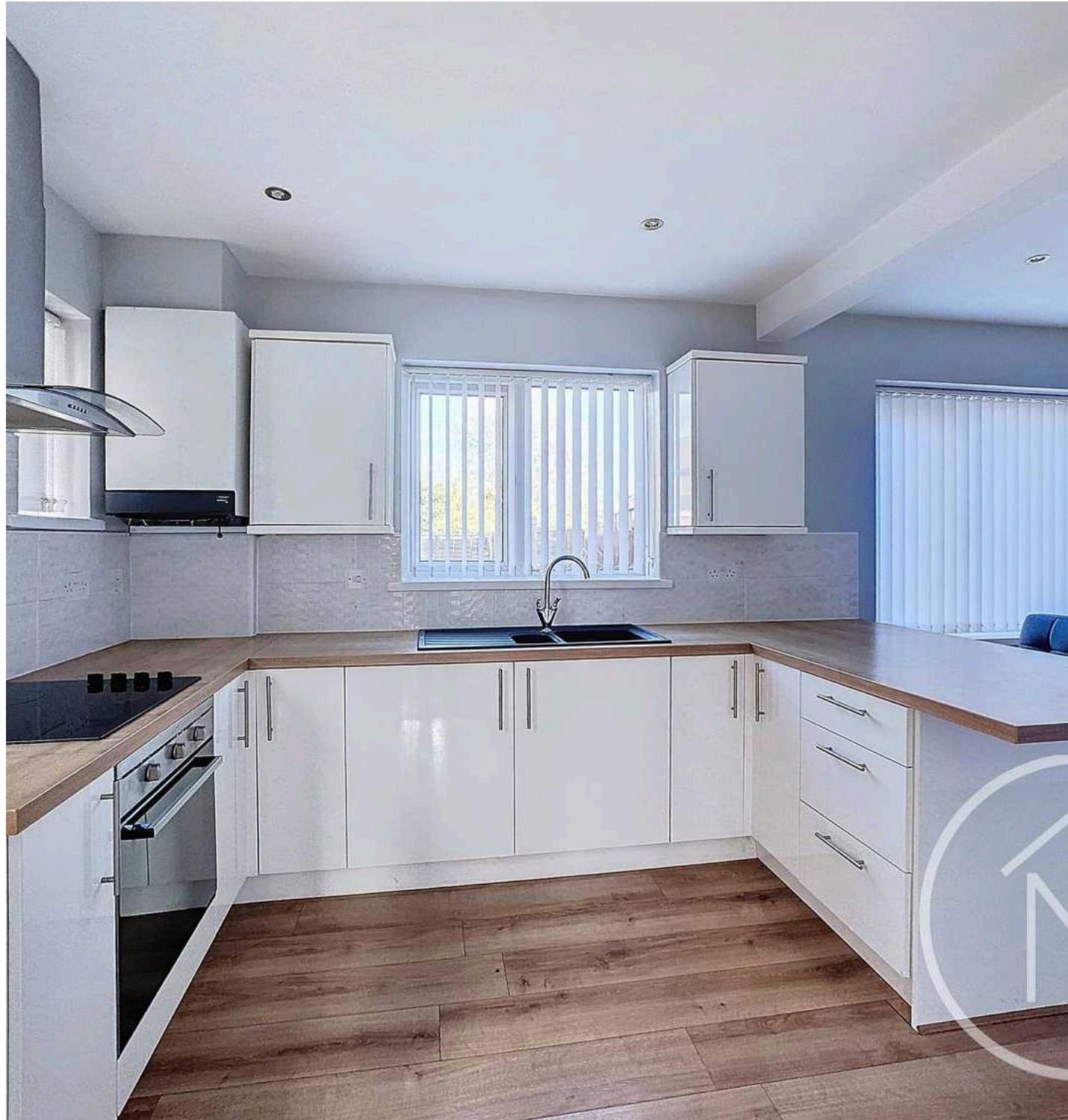




Ashby Road
Billingham



Rent: £800 pcm - Rental Deposit: £923



Ashby Road

Billingham

A modern three bedroom semi detached situated close to Billingham Town Centre, bus routes and other amenities. The property benefits from gas central heating, UPVC double glazing and gardens to both the front & rear. In brief the accommodation comprises:

Entrance Hall

Lounge

Kitchen/Diner

Bathroom

Three Bedrooms

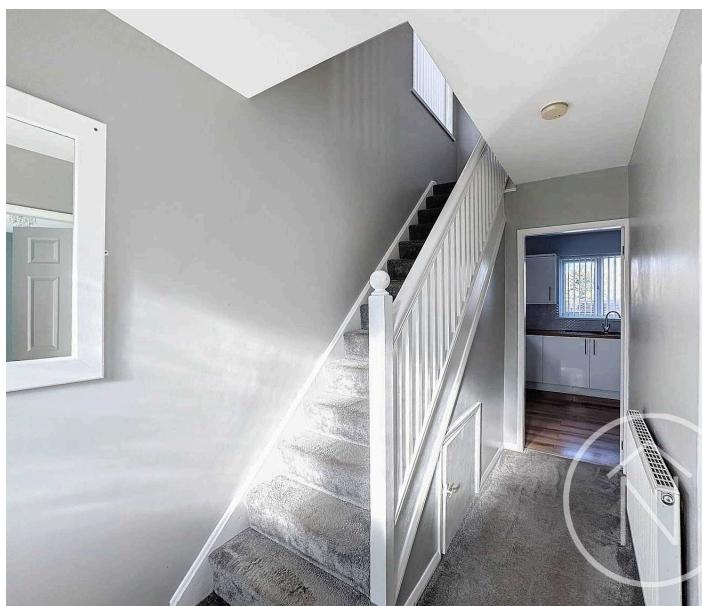
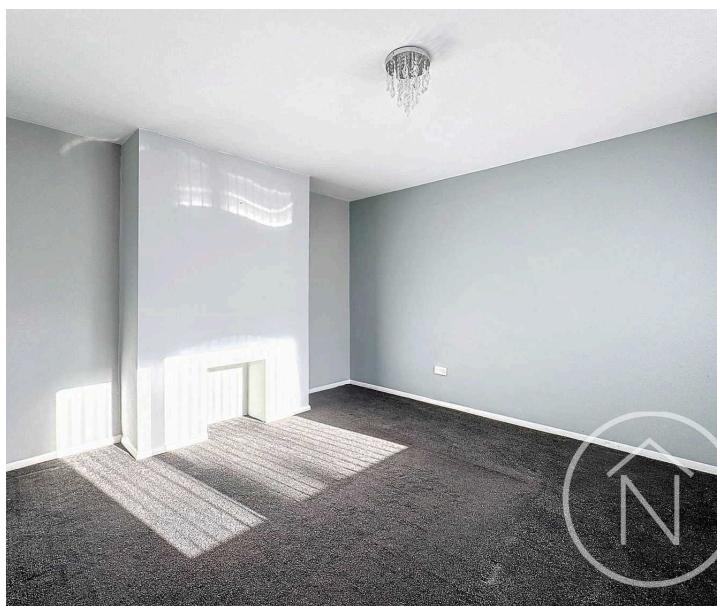
Minimum Income Requirement: £24,000 per annum

Minimum guarantor income requirement: £28,800 per annum

Council Tax band: A

Tenure: Freehold

- Three Bedroom Semi Detached
- Modern Interior
- UPVC Double Glazing
- Gas Central Heating
- Gardens To Front & Rear
- Energy Efficiency Rating: C



Permitted Payments:

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

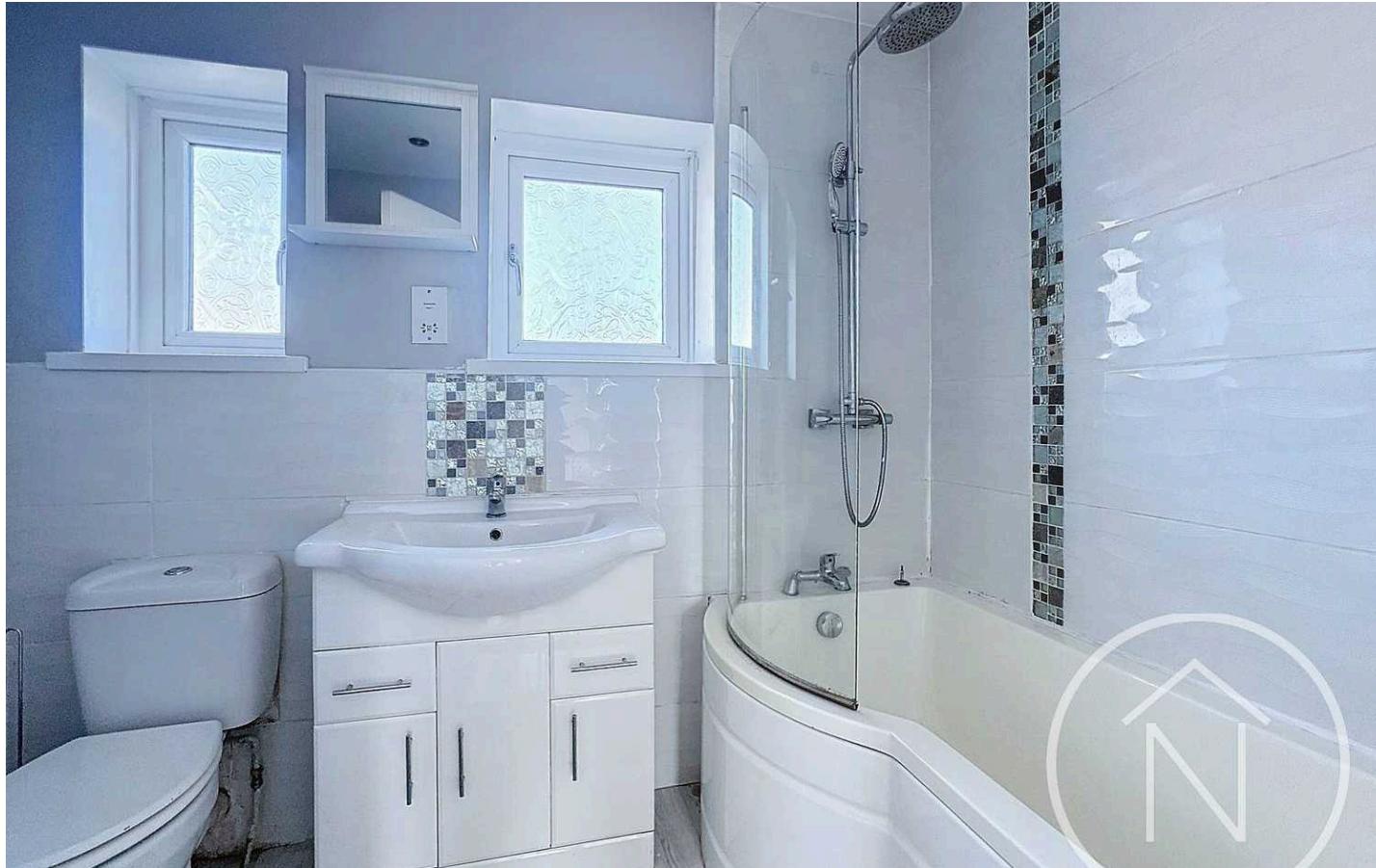
HOLDING DEPOSIT (PER TENANCY): ONE WEEKS RENT. Once you have decided on a property, you will need to reserve it by paying your holding deposit. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right- to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

UNPAID RENT: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non- payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

LOST KEY(S) OR OTHER SECURITY DEVICE(S): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

VARIATION OF CONTRACT (TENANTS REQUEST): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents.

CHANGE OF SHARER (TENANTS REQUEST): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlords instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.



EARLY TERMINATION (TENANTS REQUEST): Should the tenant wish to leave their contract early, they shall be liable to the landlords costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Northgate Are Members Of:

*Redress scheme; The Property Ombudsman

*Client Money Protection scheme: ARLA Propertmark Client Money Protection

*Deposit Protection Service

For further information visit our website northgates.co.uk



Northgate Estates (NE) LTD

8 Town Square, Billingham - TS23 2LY

01642 813222 . billingham@northgates.net . www.northgates.co.uk/



While we have made efforts to ensure the accuracy of the information provided in our particulars, please note that we have gathered this information from the owner. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.