



Roundhaven

Durham City, Durham DH1 3TX

- STUDENT ACCOMMODATION 2025/2026
- SPACIOUS LOUNGE/DINING ROOM
- CLOAKROOM/WC
- DOUBLE GARAGE & DOUBLE DRIVEWAY
- IDEAL FOR STUDENTS STUDYING AT THE SCIENCE SITE
- 6 BEDROOMS
- KITCHEN & UTILITY ROOM
- 2 BATHROOMS & 1 EN-SUITE
- ENCLOSED GARDEN
- £125 PER ROOM PER WEEK, EXCLUSIVE OF BILLS

£750 Per Week

Council Tax Band: Exempt EPC Rating: C

FULL DESCRIPTION

STUDENT ACCOMMODATION AVAILABLE 2025/2026, £125 PER ROOM PER WEEK, EXCLUSIVE OF BILLS

6 BEDROOMS AVAILABLE, 3 BATHROOMS, DRIVEWAY & GARDEN.

Modern detached house situated at the top of South road past the Hill Colleges, just a 15 minute walk to the Science Site and 15 minute walk along A167 (also a bicycle lane) to Sainsburys.

Well presented throughout the living accommodation comprises: entrance hallway, cloakroom/WC, large lounge/dining room, fully equipped kitchen with utility room, 6 bedrooms, 1 En-suite and 2 bathrooms. Externally there's a driveway leading to a large garage and enclosed rear garden.

Benefiting from gas central heating via a combi boiler, UPVC double glazing and security alarm system.

Own by an experienced landlord the property is fitted and furnished to a high standard.

Sure to prove popular, early reservation is strongly recommended.

EXTERNALLY

To the outside there is a front garden partly laid to lawn with trees and a driveway providing off-road parking for 2 cars leading to a double garage and a rear garden mostly laid to lawn with mature shrubs, paving and gated access to the garage.

EPC INFORMATION

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2522-0901-1202-2780-3210>

IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

TENANT FEES.

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANK YOU



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.