

**STUART
EDWARDS**



Hillcrest

Durham City, Durham DH1 1RB

- DETACHED BUNGALOW
- 3 BEDROOMS
- GARAGE & BLOCK PAVED DRIVEWAY
- AVAILABLE IMMEDIATELY
- WITHIN WALKING DISTANCE OF DURHAM MARKET PLACE
- 2 RECEPTION ROOMS
- GARDENS
- NEWLY DECORATED

£1,200 Per Calendar Month Per Calendar Month





FULL DESCRIPTION

Superbly located detached bungalow within walking distance of Durham market place.

Available Immediately with some furniture.

Internally the property comprises: entrance hallway with two storage cupboards, lounge, with double sliding doors leading to the dining room, fitted with kitchen with appliances and having access to the garden. A inner hallway leads to 3 bedrooms and bathroom.

It is also worth noting that the property has a large loft space which stretches to the full length of the property.

Externally there's a double length garage and block paved driveway providing valuable City Centre off road parking as well as mature gardens with a decked patio area.

Having gas fired central heating via a conventional boiler and UPVC double glazing throughout.

Hard-wired intruder alarm system, covering windows and external doors, and including motion-detectors in rooms.

A rare opportunity to acquire a rental bungalow in a sought after location, therefore early viewings are strongly recommended to avoid disappointment.

AREA INFORMATION

Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral.

The property is situated within comfortable walking distance of historic Durham City and all its varied amenities. The area benefits from excellent transportation links and is conveniently located to take advantage of the Regional Rail and Bus networks.

Durham City benefits from inclusion within the catchment area of the Ofsted rated outstanding St Margaret's Primary School, The Johnston and St Leonards Senior schools, as well as within one mile of IGS, Durham High and Bow private schools and the Choristers.

Durham City is a regional centre situated approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167.

The city centre is delightful with its cobbled streets and a range of local and regional retailers and a number of well regarded restaurants and bars. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this, Durham City is also well known for its high achieving private and state schools as well as the world renowned Durham University.

ENTRANCE

Composite entrance door leading to hallway with radiator, two storage cupboards and all doors leading off.

LOUNGE

14'9" x 10'7"

Coved ceiling, radiator, feature fireplace with inset gas fire and sliding doors leading to the dining room.

DINING ROOM

8'2" x 12'10"

Radiator and coved ceiling.

KITCHEN

10'7 x 10'3

Range of wall and floor units with laminate worktops, incorporating breakfast bar and inset one and a half bowl single drainer sink unit. Integrated dishwasher, fridge.freezer, washer, dryer, electric oven and gas hob with extractor. Laminate ceiling, tiled splashbacks, vinyl flooring, spot lighting and composite rear entrance door.

INNER HALLWAY

Airing cupboard, storage cupboard and loft access with drop hatch and loft light. The loft space has lighting and has ample height for a loft conversion.

BEDROOM 1

12'4" x 9'11"

Radiator.

BEDROOM 2

9'11" x 10'3"

Radiator , fitted furniture, shower cubicle and wash hand basin.

BEDROOM 3

11'3" x 7'0"

Radiator and fitted furniture

BATHROOM

Low level wc, vanity storage unit with inset wash hand basin, panel bath with overhead bath tap shower fitting and glass screen, vinyl flooring, tiled walls, chrome heated towel rail and laminate ceiling with spot lighting.

GARAGE & DRIVEWAY

Extended length garage with remote controlled door and block paved driveway providing off road parking.

GARDEN

Laid lawn with mature planted borders to the front. Whist the rear garden has a raised decked area, mature planted borders, storage shed and greenhouse.

EPC

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8034-5525-1300-0270-8276>

CLIENT MONEY PROTECTION.

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

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.

Important Info

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.

Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

Property Portals

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

THE PROPERTY OMBUDSMAN

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

Thanks

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

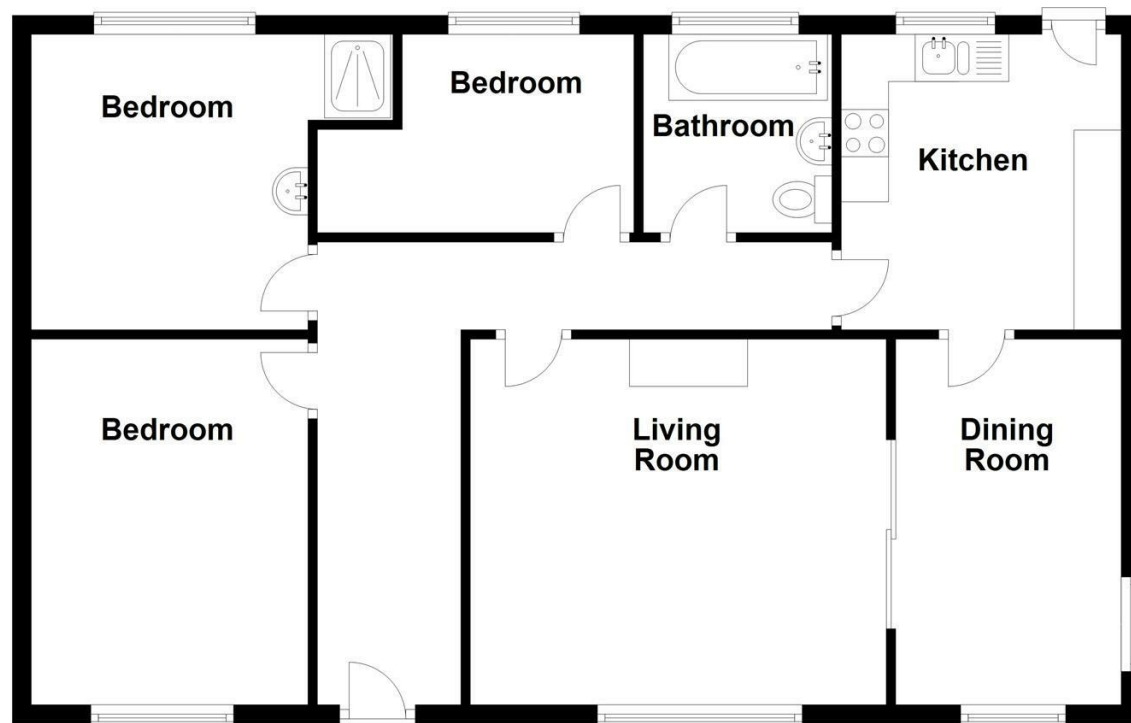
Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: E
EPC Rating: D

Ground Floor

Approx. 61.3 sq. metres (660.3 sq. feet)



Total area: approx. 61.3 sq. metres (660.3 sq. feet)

1 & 2 Blue Coat Buildings, Claypath,
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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.

