

STUART EDWARDS



Malvern Villas

, Durham DH1 2JP

- AVAILABLE FROM JULY 2025/JUNE 2026
- WELL PRESENTED TOWNHOUSE
- AVAILABLE TO SINGLES OR GROUPS
- 2 SHOWER ROOMS/BATHROOM, SEPARATE CLOAKROOM/WC
- REAR YARD
- STUDENT ACCOMMODATION
- 5 DOUBLE ROOMS REMAINING
- INCLUSIVE BILLS PACKAGE AVAILABLE
- OPEN PLAN LOUNGE/KITCHEN/DINER
- FREE ON STREET PARKING

£660 Per Week

Council Tax Band: Exempt
EPC Rating: D

FULL DESCRIPTION

STUDENT ACCOMMODATION AVAILABLE FROM 1ST JULY 2025 TO 30TH JUNE 2026. £110 PER PERSON PER WEEK, EXCLUSIVE OF UTILITIES.
AVAILABLE TO A GROUP OR ON A ROOM BY ROOM BASIS.
Well presented townhouse at the top of Gilesgate Bank, within 1 mile walking distance from Durham City Centre. Perfect for students studying at ST HILD/ST BEDE.
Situating on an excellent bus route and in close proximity to several major supermarkets, pubs, cafes and takeaways. To the rear of the property there are enjoyable walks through the woods and to the riverbanks, giving good access to Graham Sports Centre, the Science Site and Bill Bryson Library.
Available to a group or singles. A utilities inclusive package is available for an extra £20 per person per week.
The internal living accommodation provides a real home from home feel and is beautifully furnished throughout. There property has a very large open plan lounge/fully equipped kitchen and diner to provide an excellent social space. The 6 bedrooms are all doubles, and there are 2 shower rooms/bathrooms with a separate ground floor cloakroom/WC.
Externally there's is free on street parking and an enclosed yard to the rear.
Viewings are recommended.

EPC INFORMATION

EPC Rating - D
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2716-5320-2194-5565>

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.

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, Zoopla.co.uk & 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.

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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.

