

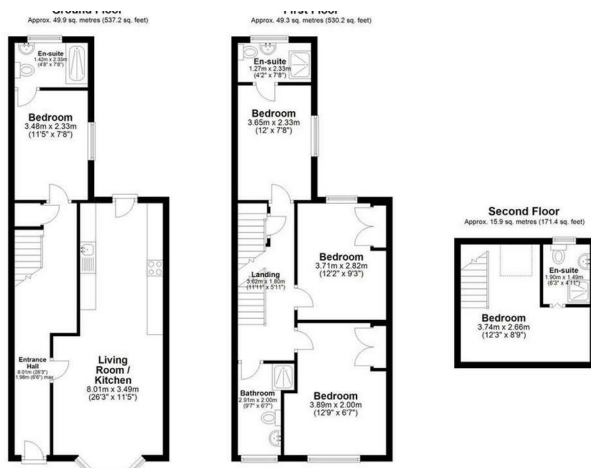
STUART EDWARDS



High Wood Terrace , Durham DH1 3DS

- STUDENT ACCOMMODATION 2026/2027
- 5 BEDROOMS
- 4 SHOWERS
- OPPOSITE SCIENCE SITE & BILL BRYSON LIBRARY
- INCLUSIVE OF UTILITIES
- LARGE TERRACED HOUSE
- OPEN PLAN COMMUNAL KITCHEN/LIVING/DINING
- REAR YARD
- £201 PER ROOM PER WEEK
- 51 WEEK CONTRACT - STARTING 18TH JULY 2026 TO 10TH JULY 2027.

£183 PER WEEK EXCLUSIVE OF BILLS





FULL DESCRIPTION

LOCATION LOCATION LOCATION!

THIS IS PRIME STUDENT ACCOMMODATION AVAILABLE 2026/2027.

Situated just off Stockton Road near a lot of the University buildings and within close proximity to Bill Bryson Library and DSU.

£201 PER ROOM, PER WEEK, INCLUSIVE OF UTILITIES. OR £183 EXCLUDING BILLS.

(Utilities include gas, electricity, water and broadband with a cap of £4590 PA)

51 WEEK CONTRACT - STARTING 18TH JULY 2026 TO 10TH JULY 2027.

This is a large mid terraced house situated over 3 floors,

Internally, the property comprises: entrance hallway, bedroom with en-suite, open-plan communal lounge/kitchen/diner with fully equipped kitchen, integrated appliances, breakfast bar, and dining area. The lounge includes comfortable sofa seating and a flat screen TV creating a perfect social space.

Stairs from the hallway leads to the first floor landing with communal bathroom, 2 bedrooms and a bedroom with en-suite. There is also an additional en-suite bedroom on the second floor.

Externally, the property offers on-street permit parking to the front and an enclosed rear yard. Benefiting from gas central heating via a combi boiler and UPVC double glazing.

Due to its location, early reservation is strongly recommended to avoid disappointment.

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.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9400-4224-0322-4509-3153>

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).

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

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: Exempt
EPC Rating: C

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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