



Cedar Road

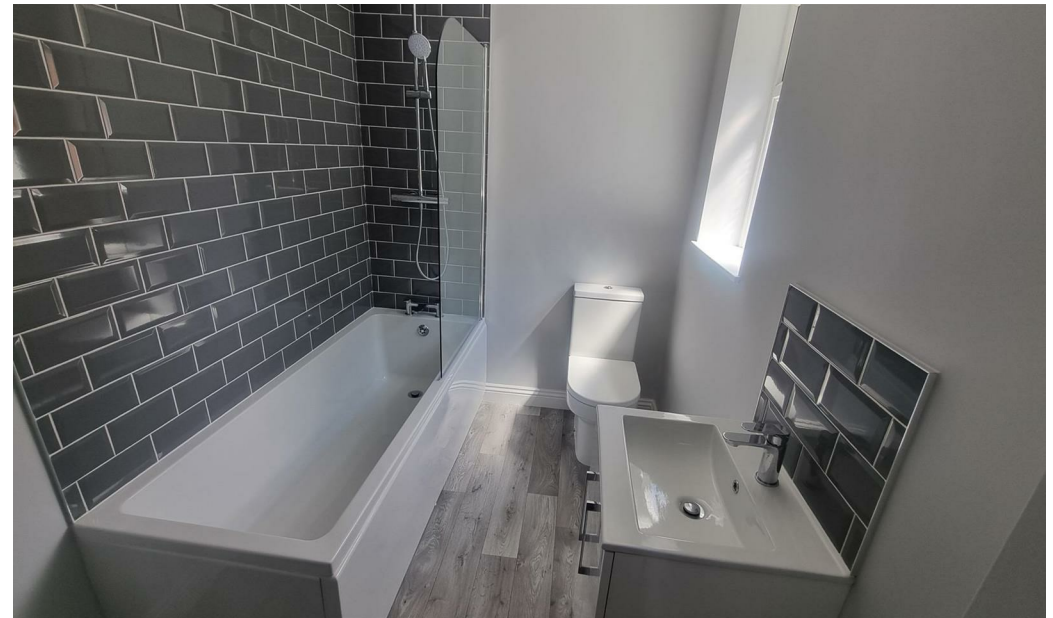
Bishop Auckland DL14 6ET

£600 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Cedar Road

Bishop Auckland DL14 6ET



- Two Bedroom Mid Terraced
- EPC Grade D
- New Carpets & Decor

- Fully Renovated Throughout
- Town Centre Location
- New Bathroom Suite

- New Fitted Kitchen
- Gas Central Heating
- Ideal First Home

Welcome to Cedar Road, Bishop Auckland - A charming town centre location where this two-bedroom traditional mid-terraced house awaits its new tenants.

Step inside this fully renovated property and be greeted by a modern fitted kitchen, perfect for whipping up delicious meals, and a convenient utility room. With 764 sq ft of space, this house offers a cosy yet comfortable living environment. For the right tenant this lovely property is ready to move into, offering a blend of traditional charm and modern convenience.

Don't miss the opportunity to make this house your home in the heart of Bishop Auckland.

GROUND FLOOR

Lounge

14'7" x 12'0" (4.464 x 3.679)

Central heating radiator, stairs to first floor and uPVC double glazed window to front.

Kitchen

10'1" x 9'7" (3.094 x 2.945)

Fitted with wall and base units with contrasting work surfaces over, integrated electric oven and hob, stainless Steel sink unit with mixer, plumbing for washing machine, tiled splash backs and central heating radiator.

Utility Room

Fitted unit with plumbing for washing machine, wall mounted gas boiler, central heating and window and door to rear.

Bathroom

Fitted with a panelled bath having mains shower and screen over, wc, wash hand basin and chrome heated towel rail.

FIRST FLOOR

Landing

With window to rear.

Bedroom One

13'6" x 12'3" (4.117 x 3.742)

With central heating radiator and uPVC double glazed window to front

Bedroom Two

10'6" x 9'0" (3.214 x 2.749)

With central heating radiator and uPVC double glazed window to rear

Externally

Externally to the rear is an enclosed yard

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2602-1310-2527-5015>

Holding Deposit/ Tenant Info

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

Bond/Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

General Information

Council Tax Amount - Band A - £1621 Maximum 2024

EPC Grade - D

Water and Drainage - Mains

Gas and Electric - Mains Standard Smart Meters

Broadband Available - Ultrafast broadband is available (Highest available download speed: 1800 Mbps / Highest available upload speed 120 Mbps)

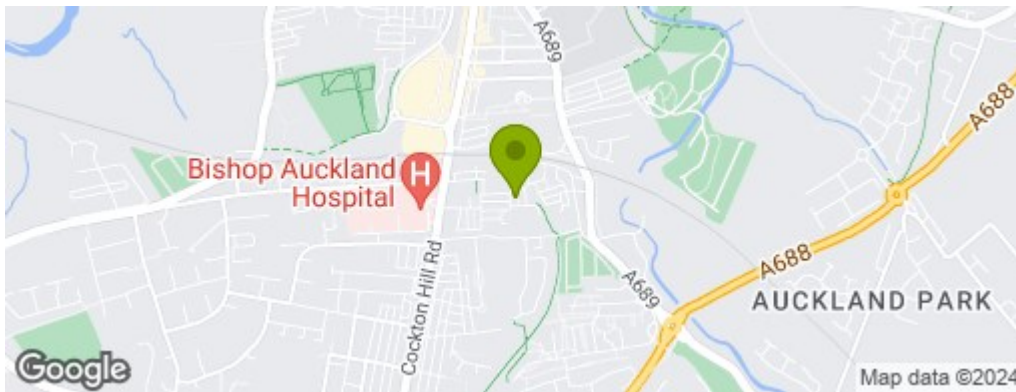
Mobile Signal Coverage Available - Good

DISCLAIMER

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee as to their suitability or efficiency can be given. Make well before 10/04/24



Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold

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