



Post Office Street

Witton Le Wear DL14 0AW

£500 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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# Post Office Street

Witton Le Wear DL14 0AW



- Stone Fronted Cottage
- EPC Grade D
- Lounge/Diner

- Available End Of April
- First Floor Shower Room
- Off Road Parking

- One Bedroom
- Kitchen
- Open Fire/Solid Fuel Heating

A charming country cottage in Witton Le Wear, this delightful cottage on Post Office Street offers a perfect blend of comfort and convenience. With a well-proportioned living space of 764 square feet, this property is ideal for individuals or couples seeking a tranquil retreat.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The single bedroom is thoughtfully designed, ensuring a peaceful night's sleep, while the bathroom is equipped with essential amenities for your daily needs.

The house is situated in a picturesque setting, surrounded by the natural beauty of the countryside, yet it remains conveniently close to local amenities. Witton Le Wear boasts a friendly community and offers a range of facilities, making it an excellent choice for those who appreciate village life.

This property presents a wonderful opportunity for anyone looking to invest in a charming home in a serene location. Do not miss the chance to make this lovely property your own.

## Ground Floor

### Lounge Diner

15'00" x 15'00" (4.57m x 4.57m)

Access via timber front entrance door. Wooden window, central heating radiator and open fire set on tiled hearth with brick surround and wooden mantle.

### Kitchen

9'10" x 7'02" (3.00m x 2.18m)

Having base and wall mounted storage units, laminate work surfaces over plus space and plumbing for free standing appliances. Stainless steel sink with wooden window above and wooden part glazed door to the rear.

## First Floor

### Landing

Stairs rise from the lounge diner.

## Bedroom One

11'10" x 14'10" max (3.61m x 4.52m max)

Located to the front elevation of the property having two wooden windows and access to a storage cupboard. Central heating radiator.

## Shower Room

Fitted with three piece suite comprising corner shower cubicle with electric shower, WC and wash hand basin. Central heating radiator, wooden obscured window and cupboard housing the water tank with electric water heater to provide hot water to the kitchen, bath and the wash hand basin.

## Tenant Information

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.

## Exterior

There is off street car parking for one vehicle. There is also use of the shared amenity garden which has a store room

## Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/0096-3910-9200-1849-0200>

## Holding Deposit/Tenant Information

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## Bond/Deposit

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

## General Information

Council Tax Amount Band A Maximum 2024

EPC Grade – D

Water and Drainage – Mains

Electric -Mains

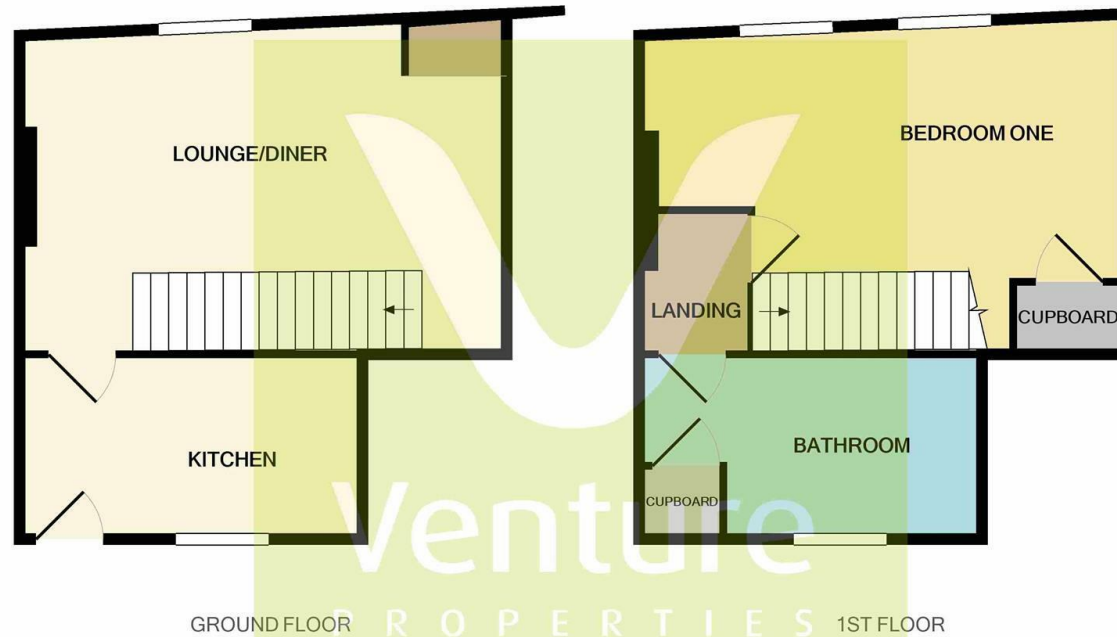
Broadband Available – Please contact your provider

Mobile Signal Coverage Available – Good

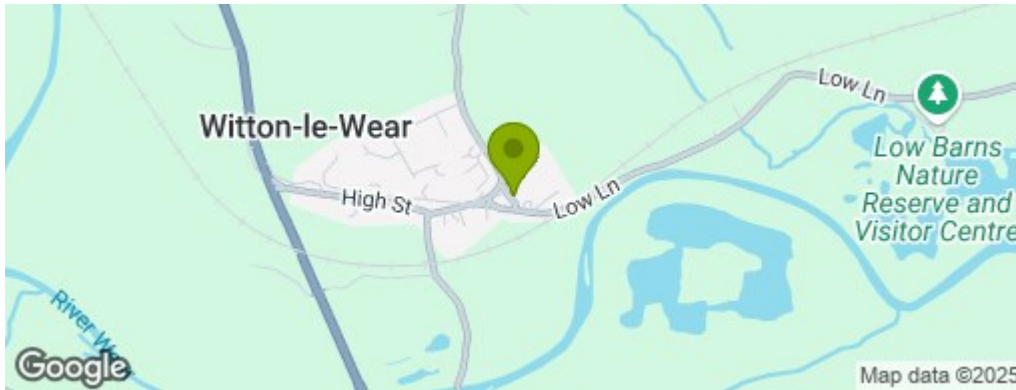
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Property Information

Tenure- freehold

Durham County Council-Council Tax Band A

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