



Post Office Street

Witton Le Wear DL14 0AW

£650 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 firms 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



- Village Location
- EPC Grade D
- Two Reception Rooms

- Garden
- Stone Built
- Beautiful Location

- Off Street Parking For Two Vehicles
- Oil Central Heating
- Quirky Property

A deceptively spacious two bedroom stone built property with oil fired central heating, off street car parking for one vehicle and the use of a communal garden to the front.

The accommodation comprises two very good sized receptions rooms, the lounge has the original post office safe in situ, kitchen fitted with a range of Shaker style units, whilst to the first floor there are two double bedrooms and a large bathroom/wc. Viewing is essential.

Ground Floor

Sitting Room

17'08" x 14'08" (5.38 x 4.47)

Accessed via a timber front entrance door, double central heating radiator, open plan staircase to the first floor, laminated floor, central heating radiator. Double timber and glazed doors through to

Lounge

14'08" x 14'05" (4.47 x 4.39)

The original Post Office with safe. Feature timber fire surround, tiled inset and hearth, free standing gas stove, laminated floor, double central heating radiator

Kitchen

13'07" x 7'05" (4.14 x 2.26)

Fitted with a range of Cream Shaker style wall and base units, laminated working surfaces over, inset one and a half bowl sink unit, mixer taps over, tiled splash backs, timber double glazed velux windows, integral appliances including electric oven, electric hob and extractor hood over, free standing oil boiler, double central heating radiator, tiled floor, plumbing and space for washing machine, space for fridge freezer, spot lighting

First Floor

Landing

Bedroom One

14'06" x 12'08" (4.42 x 3.86)

Sash window to the front elevation, central heating radiator and loft access

Bedroom Two

11'01" x 10'05" (3.38 x 3.18)

Timber sash window and central heating radiator

Bathroom/wc

A good sized bath with a white suite including panelled bath, separate shower cubicle with mains shower being tiled, wc, pedestal wash hand basin, laminated floor, central heating radiator and timber double glazed window.

Exterior

To the rear they is a side alley way with space for bin storage. Whilst to the front of the property there is off street car parking for one vehicle. There is use of the front garden and a storage shed designated to this property.

Energy Performance Certificate

To access the Energy Performance Certificate for this property please use the following link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0300-2637-1090-2099-5325>

EPC GRADE D

Holding Deposit/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.

Bond/Deposit

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

General Information

Tenure: Freehold

Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

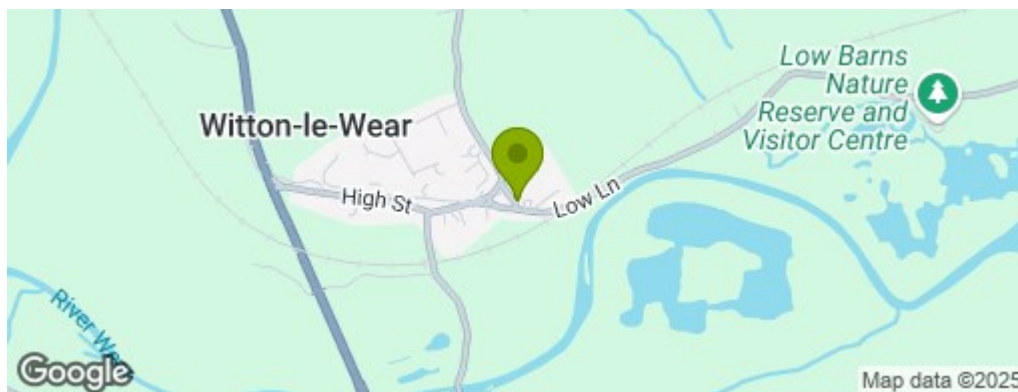
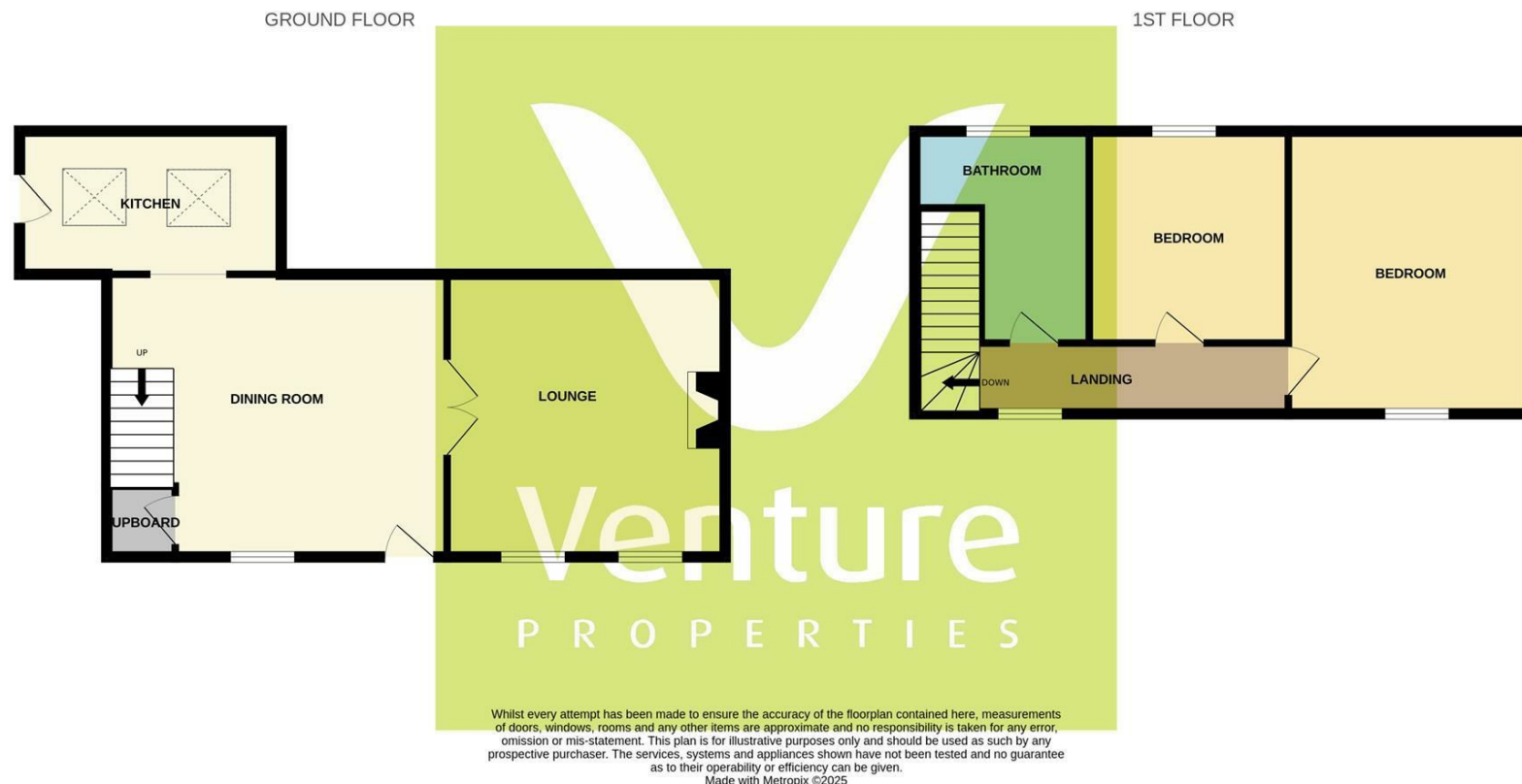
Mobile Signal/coverage Please check with your provider

Council Tax: Durham County Council, Band: C Annual price: £2268 (Maximum 2025)

Energy Performance Certificate Grade D

Disclaimer

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Property Information

Tenure- freehold

Durham County Council-Council Tax Band A

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