



Oakenshaw DL15 0SU

£1,200 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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Oakenshaw DL15 OSU



- A Must See Rare Opportunity To Rent A Lovely Three Bedroom Country Barn Conversion
- EPC Grade C
- Neutrally Decorated Throughout

- Three Bedrooms
- Two Designated Parking Spaces
- Extensive Garden

- Family Bathroom
- Fully Fitted Kitchen Diner Plus Utility/WC
- Countryside Views

We are delighted to offer to the market this rare opportunity to rent a three bedroom country barn conversion situated on a working farm with impressive countryside views. This property is located in the middle of three barn conversions having two designated parking spaces, with other space available upon request. In brief comprising lounge, dining kitchen plus utility/WC and three bedrooms plus family bathroom to the first floor.

Only a short drive to Willington where a range of amenities can be found but also ideally placed for the commuter with good road links to Durham, Newcastle and the A1(M).

Ground Floor

Entrance

Access into the lunge via wooden entrance door.

Lounge

14'10" x 19'6" (4.546 x 5.954)

Having a dual aspect with two wooden double glazed windows, two central heating radiators and a door to the front and rear. Access to a useful storage cupboard.

Kitchen Diner

15'4" x 15'2" (4.682 x 4.623)

Fitted with a bespoke range of base and wall mounted storage units with laminate work surfaces over, integrated electric oven, hob and extractor, fridge, freezer and dishwasher. One and half bowl sink unit, central heating radiator, two wooden double glazed windows and door leading to the rear garden. Stairs rise to the first floor. There is ample space for a family dining table and chairs.

Utility/WC

A useful room having WC, sink unit, central heating radiator with space and plumbing for a washing machine. The oil central heating boiler can also be found here.

First Floor

Landing

Stairs rise from the dining kitchen and provide access to the first floor accommodation.

Bedroom One

15'10" x 15'6" (4.837 x 4.742)

Having a lovely dial aspect with two wooden windows enjoying the countryside views and central heating radiator.

Bedroom Two

9'6" x 15'5" (2.911 x 4.723)

Again, having a dual aspect with two wooden windows and central heating radiator.

Bedroom Three

8'11" x 11'8" (2.726 x 3.561)

Located to the front elevation of the property having wooden double glazed window and central heating radiator.

Bathroom

Fitted with a four piece suite comprising corner bath, shower cubicle, WC, wash hand basin, white heated towel rail, wall cladding, extraction fan and wooden double glazed window.

Exterior

To the front of the property there are two designated parking spaces (potentially more available if requested) and stone steps leading to the front door. Whilst to the rear is an extensive garden with paved seating and the remainder laid to lawn.

Energy Performance Certificate

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

Agents Notes

The electric supplier is EON and this cannot be change by a tenant

Energy Performance Certificate

To view the Energy Performance Certificate, please click the following link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2188-4019-6256-5411-7950?print=true>

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 Standard available download speed 9 Mbps Highest available upload speed 1 Mbps

Mobile Signal/coverage: Good Outdoor

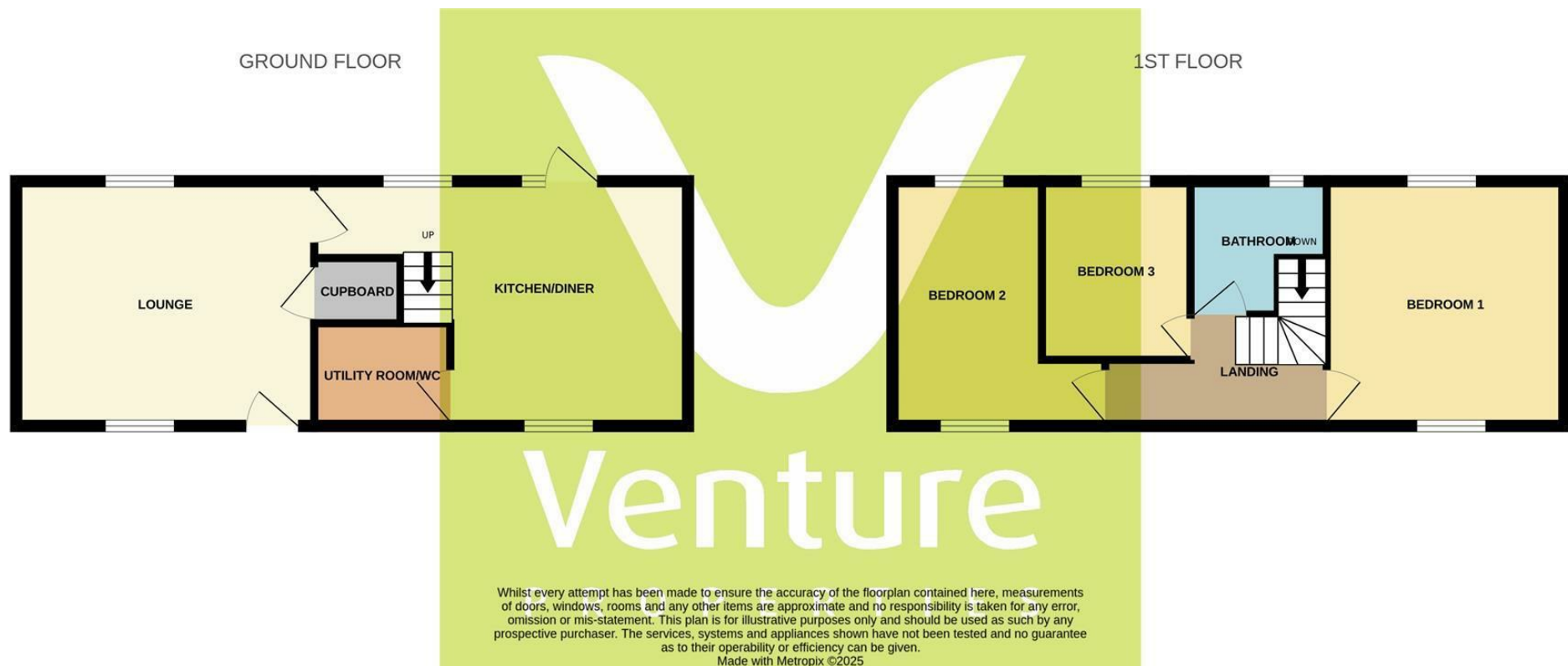
Council Tax: Durham County Council, Band: D Annual price: £2551 (Maximum 2025)

Energy Performance Certificate Grade D

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.



Property Information

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