



Evenwood Road

Esh Winning DH7 9PE

£550 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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Evenwood Road

Esh Winning DH7 9PE



- Available early June 2025
- EPC RATING - E
- Central village location

- Contemporary refitted kitchen
- New carpets throughout
- Easy access to all amenities

- Stylish refitted bathroom
- Two generous double bedrooms
- Around 6 miles from Durham City

Available for rent having a contemporary refitted kitchen, stylish refitted bathroom, refitted combi gas central heating boiler, new carpets fitted throughout, the property offers spacious living accommodation that must be viewed for full appreciation.

The spacious floor plan comprises to the ground floor of an entrance vestibule leading in to a large open plan living and dining room, this in turn leads through to the contemporary fitted kitchen with access to the rear yard and stylish bathroom. To the first floor there are two large double bedrooms.

Esh Winning offers a wide range of local shops, doctors surgery, bank and primary school. It has excellent transport links in to Durham City and access to nearby open countryside.

GROUND FLOOR

Entrance Vestibule

Entered via UPVC door.

Open Plan Living and Dining Room

24'5" x 13'7" (7.46 x 4.16)

Generous open plan living and dining room with UPVC double glazed windows to the front and rear, coving, two radiators and open plan staircase to the first floor.

Kitchen

11'2" x 7'4" (3.42 x 2.26)

Newly fitted with a modern range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, built in stainless steel oven, hob with stainless steel extractor over, plumbing for a washing machine and fridge/freezer space. Further features include

attractive tiled splashbacks and flooring, radiator, a UPVC double glazed window and door to the rear yard.

Bathroom/WC

7'4" x 5'5" (2.26 x 1.66)

Fitted with a stylish white suite comprising of a panelled bath with mixer shower over, pedestal wash basin and WC. Having tiled splashbacks and flooring, radiator and UPVC double glazed opaque window to the side. Also housing the newly fitted combi gas central heating boiler.

FIRST FLOOR

Landing

Having a radiator and access to the loft.

Bedroom One

14'3" x 8'7" min (4.36 x 2.64 min)

Generous double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Two

10'6" x 10'4" (3.22 x 3.15)

Further double bedroom with a UPVC double glazed window to the rear, storage cupboard and radiator.

EXTERNAL

There is a wall enclosed yard with access gate to the rear.

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.

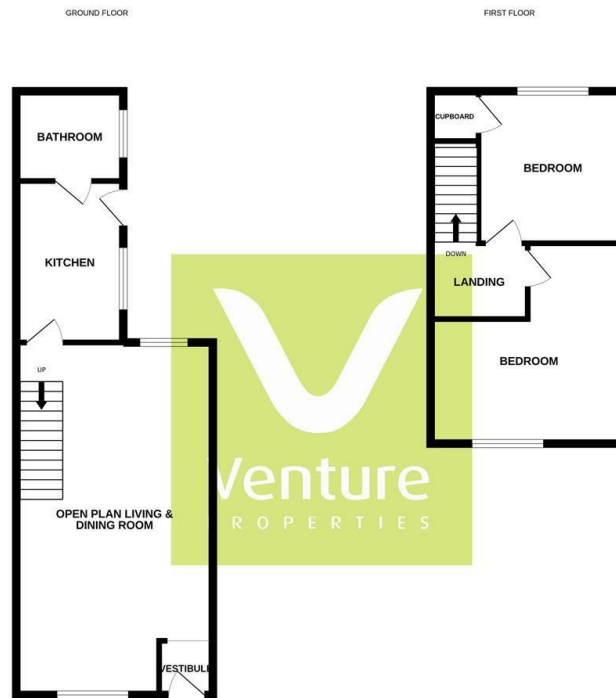
You will lose your Holding Deposit if any of the following occurs:

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 one months rent.

Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance 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 operability or efficiency can be given.
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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 80 Mbps.

Mobile Signal/coverage: With limited providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade E

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

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

Disclaimer

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