



Old Gardens

Brandon Village DH7 8RX

£1,100 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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Old Gardens

Brandon Village DH7 8RX



- Available beginning of June 2025
- EPC RATING E
- Many unique features

- Desirable village location
- Three bedrooms plus attic room
- Enclosed gardens, Driveway and Garage

- Superb views
- Luxurious bathroom and an ensuite
- Easy access to Durham City and local amenities

***** NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY *****

Situated in the desirable Brandon Village, viewing is highly recommended of this superb end of terrace cottage, which is available to rent on an unfurnished basis from early June 2025.

The impressive floor plan comprises of a fantastic kitchen and breakfast room with exposed woodwork and feature fireplace and large open plan living and dining room with exposed stonework, fireplace and patio doors to the rear garden. To the first floor is a generous master bedroom with ensuite, two further well proportioned bedrooms, luxurious family bathroom with vaulted ceiling and an attic room. Externally there is an enclosed garden, driveway and garage.

The property opens on to the village green with spectacular views at the front overlooking Durham City and the Cathedral, as well as stunning farmland and county hills. There are a wide range of local amenities available nearby, as well as good road and public transport links to the city which lies approximately 3.5 miles distant.

GROUND FLOOR

Open Plan Kitchen and Breakfast Room

15'1" x 14'1" (4.60 x 4.30)

Impressive open plan kitchen with space for a dining table making it the perfect sociable family kitchen.

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and gas hob, plumbing for a dishwasher and fridge/freezer. Further features include a fireplace housing a stove, a sash window to the front, tiled flooring, radiator, exposed beams and a cupboard housing the gas central heating boiler.

Further Open Plan Kitchen and Breakfast Room Image

Hall

Having an external door to the side and stairs leading to the first floor.

Open Plan Living and Dining Room

22'11" x 17'8" (7.00 x 5.40)

A spacious open plan living and dining room with sliding patio doors to the rear garden, a feature fireplace housing a gas fire, coving, two radiators and an exposed stone feature wall.

FIRST FLOOR

Landing

With access to the attic room.

Bedroom One

17'8" x 11'5" (5.40 x 3.50)

Generous double bedroom with a double glazed bow window to the rear and radiator.

Ensuite

9'2" x 7'6" (2.80 x 2.30)

Comprising of a cubicle with mains fed shower, pedestal wash basin and WC. With an opaque window to the side and radiator.

Bedroom Two

15'8" x 6'10" (4.80 x 2.10)

Well proportioned bedroom with a sash window to the front with extensive views and radiator.

Bedroom Three

13'1" x 6'2" (4.00 x 1.90)

Having a sash window to the front with extensive views, laminate flooring and radiator.

Family Bathroom/WC

8'10" x 7'2" (2.70 x 2.20)

Luxurious family bathroom comprising of a spa bath, a walk in cubicle with mains fed shower, a hand wash basin to a vanity unit and WC. Having a vaulted ceiling with velux window, recessed spotlighting and a stainless steel heated towel rail.

Attic Room

13'1" x 10'2" (4.00 x 3.10)

Having two velux windows, exposed beams and radiator.

EXTERNAL

To the rear of the property is an enclosed garden which extends round to the side. Having a lawn with planted borders and patio area. A private walkway with gated access leads to the garage and driveway.

GARAGE

A single garage situated to the rear of the property with up and over door.

Outlook To The Rear

Further Garden Image

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.

Reposit - Rent Without Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 4 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start. This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

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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

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 74 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: e Annual price: £3118 (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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