



Westmayland Farm, Hamsterley
£1,300 pcm. £1,500 deposit.

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

A well presented three bedroom farmhouse available to let, with gardens to the front and rear

- Three bedroom property
- Newly refurbished throughout
- Conservatory to the rear garden
 - Double garage and car port
- Study/office room and two reception rooms
 - Energy Performance Rating E
 - Early viewing recommended

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www.vickersandbarrass.co.uk

LOCATION

Westmayland, Hamsterley is a small rural village located 7 miles north-west of Bishop Auckland, a primary school is located within the village and secondary schools in the nearby towns of Bishop Auckland and Crook. The village has a public house and nearby Hamsterley Forest provides a number of recreational activities. The property is located on Westmaylands Farm, off Howlea Lane.

DESCRIPTION

A newly refurbished farmhouse offering spacious living accommodation, with two reception rooms and a large conservatory providing panoramic countryside views. The kitchen is fitted with a range of wall and base units with electric oven, hob and extractor fan, a useful utility room and separate shower room are also located to the ground floor. Additionally there is a study room/office providing extra space. To the first floor there are three good sized bedrooms and a family bathroom. Externally there is a double garage, car port and storage shed with gardens to the front.

WHAT 3 WORDS

Every three meter square of the world has been given a unique combination of three words. Visit what3words.com or download the free App which is available for iOS and Android smartphones and use the unique sequence of words below to accurately pinpoint this property.

What3words: ///outermost.precautions.urban

SERVICES

The property is served by oil boiler, mains electricity, spring water, and a septic tank.

COUNCIL TAX BAND

Durham County Council Tax Band E

INFORMATION FOR TENANTS

The property is available unfurnished, on an Assured Shorthold Tenancy for a minimum term of six months. Rent is payable monthly in advance by direct debit. In addition to the monthly rent you will be required to pay a deposit which is equivalent to 5 weeks rent. Payments to other third parties, such as Council Tax and utilities will be the responsibility of the tenants. The tenants are responsible for insuring their own personal possessions and contents of the property.

TENURE

We are informed by the current landlord that the property is held freehold.

DURING THE TENANCY

Additional tenant charges may apply as per the issued tenancy agreement, for items such as replacement or loss of keys or interest on overdue rent.

TENANTS PROTECTION

Vickers and Barrass are members of the Tenancy Deposit Scheme (TDS) which is a client deposit money scheme, we are also a member of NAEA PropertyMark. For further information of membership please contact the agent direct.

REFERENCES

The landlords agents may take up references through a referencing company at no cost to the applicant. The obtaining of references is not a guarantee of acceptance.

COMMENCEMENT

A tenancy must commence within one month of the agent receiving suitable references. The first months rent and deposit must be made by cleared funds before the commencement date.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – October 2023
Photographs taken – October 2023

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending tenants, all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility.

Any application for this property will be taken as an admission by the intending tenants that they have relied solely upon their own personally verified information, inspection, and enquiries.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the landlord of this property.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

The particulars have been prepared in accordance with the Business Protection from Misleading Regulations to give a fair overall view of the property.

The Landlord reserves the right to generally amend the particulars or method of let.



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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

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