



Belle Vue House Apartment, 35 Front Street, Stanhope, DL13 2TS
£650 pcm £750 deposit

Spacious first floor apartment situated above the Lakes and Dales Coop store of Stanhope. Lounge over looking the market square, kitchen/dining area with utility and separate WC.

- Three bedroom first floor apartment
 - Spacious kitchen/dining area
 - Generous reception room
 - Separate WC
 - Gas central heating
 - Central location
 - Energy Performance Rating E

LOCATION

Belle Vue House Apartment is situated in the Weardale village of Stanhope, close to the North Pennines which is an Area of Outstanding Beauty. It is centrally located close to local amenities and primary school, with a secondary school also being located in the neighbouring village of Wolsingham. Crook town is approximately 11 miles South West, where there are further recreational activities and schools.

what3words ///tenure.cable.peanut

DESCRIPTION

Belle Vue Apartments is a spacious first floor apartment overlooking the market square. Accessed from the main street via a shared entrance hall which leads to a store area housing the gas boiler and stairs leading to the first floor with a private entrance door to the apartment. Two bedrooms are to the front of the property and are of generous size, the third bedroom faces the rear. Fitted bathroom also to the rear. The living room is to the front with views over looking the market square. There is a useful area leading to the kitchen, which can be used as a study or for additional storage, steps lead to the fitted kitchen /dining area, with built in oven and hob, there is ample space for a dining table, following on from the kitchen there is a utility area and WC. The apartment has recently been updated with new carpets and decorated throughout.

SERVICES

The property is served by mains electricity, mains water, and drainage systems and has gas fired central heating.

COUNCIL TAX BAND

Durham County Council Tax Band A

TENURE

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

MATERIAL INFORMATION

It is understood that the property is able to receive a standard broadband connection and generally good mobile phone signal in the area.

INFORMATION FOR TENANTS

It 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.

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

The property is available for immediate occupation. A tenancy must commence within one month of the agent receiving suitable references. Once suitable references have been received, tenant will be sent tenancy agreement for signature and payment of the first month's rent and deposit will be requested. The first month's 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 – May 2024.
Photographs taken – July 2024.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	52 E	
21-38	F		
1-20	G		

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