



Rookhope Arch, 8 Market Place, St John's Chapel
Bishop Auckland, County Durham, DL13 1QF

£395 per calendar month £455 deposit

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

Ground floor apartment available to let unfurnished in the heart of Weardale boasting modern living, off street parking and a communal garden.

- A selection of one and two bedroom apartments
 - Large communal garden to the rear
 - One parking space per property to the rear
- Situated in the beautiful rural village of St John's Chapel
 - Energy performance rating D60



www.vickersandbarrass.co.uk

LOCATION

St John's Chapel is a rural village in the heart of Weardale. Originally a lead mining community, the village supports a number of local businesses and has a convenience store and primary school. Secondary schooling is available at the towns of Alston and Wolsingham.

what3words ///dribble.recruiter.kite

DESCRIPTION

Rookhope Arch is a one bedroom ground floor apartment boasting an open plan living room and kitchen with views to the market place. The kitchen area has a breakfast bar, integrated oven with hob and extractor fan over, stainless steel sink, fridge/freezer and washing machine. The double bedroom lies to the rear of the property and has patio doors opening to a wrought iron fence enclosed, block paved patio area. There is a shower room with large double shower, WC and wash hand basin. A cupboard in the inner hall of the apartment provides additional storage space.



COMMUNAL SPACE

To the rear of the building the apartments all benefit from one parking space providing off street parking. Beyond the parking area is a large communal garden with picnic benches. The garden is for the use of the tenants of the properties at Chapel Race. There is a monthly £20 service charge to cover cleaning of the communal areas and cutting of the grass in the communal garden.

SERVICES

The property is served by mains electricity, water and drainage, and the heating is via electric room heaters.

COUNCIL TAX BAND

Durham County Council Tax Band TBC.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating D 60.

MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile



phone signal in this area. The apartments have a low flood risk rating from surface water, and a very low chance of flooding from rivers and the sea.

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. The first month's rent and deposit must be made by cleared funds before the commencement date.

COSTS

Each party is to bear their own costs.

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 2025

Photographs taken – October 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.

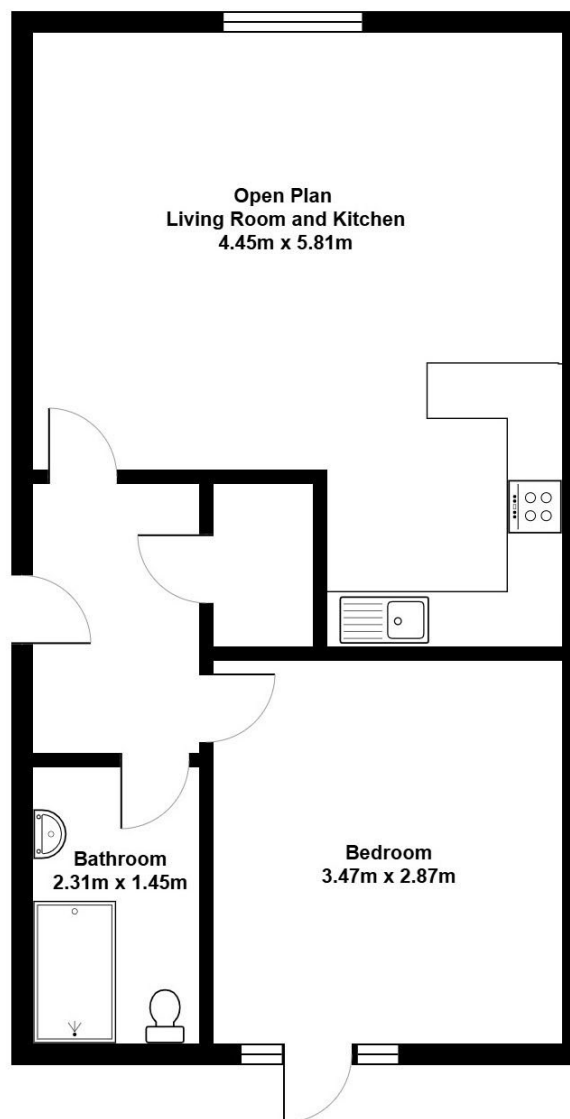
Any application for this property will be taken as an admission by the intending tenants that they have relied solely upon their own personally verified information, inspection, and enquiries.

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.



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Ground Floor Apartment

All measurements are approximate and for display purposes only

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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.

Tow Law Office

16/17 Castle Bank

Tow Law, Bishop Auckland

DL13 4AE

☎ 01388 730095

✉ info@vickersandbarrass.co.uk

Darlington Office

Humbleton Park

West Auckland Road, Darlington

DL2 2YH

☎ 01325 728084

✉ darlington@vickersandbarrass.co.uk

www.vickersandbarrass.co.uk



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