



# THE BUNGALOW

Bowlees, Newbiggin in Teesdale, DL12 0XF



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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A detached two bedroom bungalow, set in upper Teesdale with large front garden and rear courtyard together with outbuildings and parking.

The bungalow comprises of entrance hall, living room, kitchen, two good-sized double bedrooms, bathroom and rear entrance porch.



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### Situation & Amenities

Forest-in-Teesdale 4 miles, St Johns Chapel 7.5 miles, Middleton-in-Teesdale 10 miles, Stanhope 14.5 miles, Barnard Castle 20 miles, Wolsingham 20 miles, Penrith 33 miles. Please note all distances are approximate. Middleton-in-Teesdale is the main centre for Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. Middleton in Teesdale offers a variety of independent retailers, supermarket, post office and doctors surgery. There is a state secondary school with sixth form, a public school and a prep school at Barnard Castle. Secondary school also at Wolsingham.

### Description

Half glazed front entrance door to small entrance hall with door leading to the living room with wood burning stove, stone half, fitted cupboards and overlooking the front garden. A door leads to the inner hallway with doors to bedrooms, bathroom, rear porch and the kitchen which is fitted with a range of grey base and wall units with wood effect work surfaces and up stands, together with tiled splashbacks and incorporates a stainless steel sink with mixer tap, space for electric oven with extractor hood over., spaces for washing machine and dishwasher together with windows to front and rear, tiled effect vinyl flooring with the oil boiler being located in this room. Bedroom one to the front of the property and is a good-sized double with the second bedroom also being a good-sized double room with views overlooking the fields. The Bathroom is a white suite comprising of bath, hand basin, separate shower enclosure with mains shower, W.C, shelving and wood effect vinyl floor. There is a rear porch with half glazed entrance door with windows to all three sides and coir matting.

Externally there is a walled front garden, accessed through side wooden gate with lawns, shrubs and trees. flagstone patio area, gravelled pathway and fenced vegetable garden. To the rear is parking for one vehicle, outbuildings comprising of coal/log store and former cattle byre with a further enclosed courtyard with timber structure and two further outbuildings.

### Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £800 per calendar month, payable in advance by Direct Debit. In addition, a deposit of £925 shall also be payable prior to occupation.

### References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

### Insurance

Tenants are responsible for the insuring of their own contents.

### Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

### Local Authority and Council Tax

Durham County Council.

For Council Tax purposes the property is banded C

### Services

The property is served by oil central heating with mains electricity, water and drainage.

### Viewings

Strictly by appointment only via GSC Grays 01748 897629

### Particulars and Photographs

Particulars written June 2024

Photographs taken June 2024

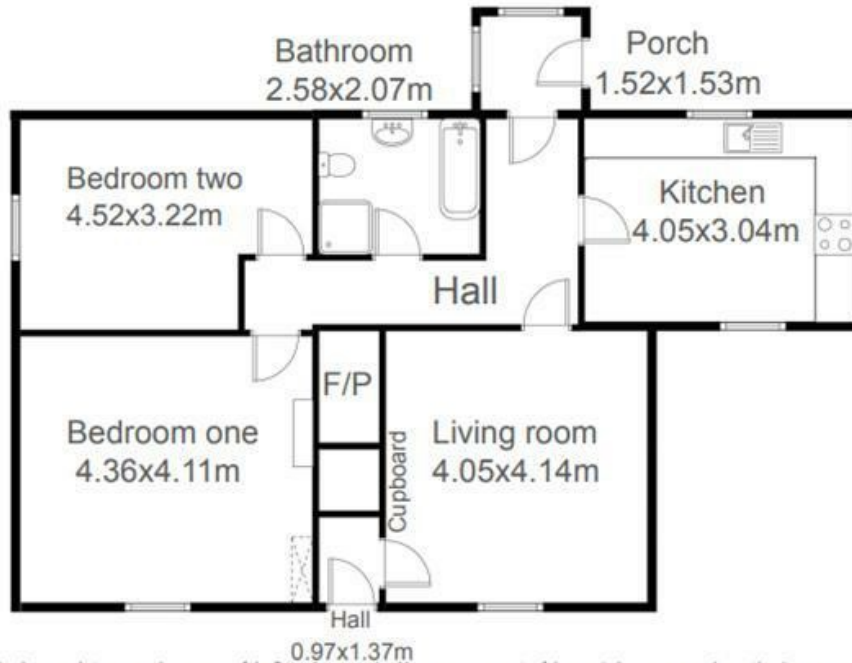
### Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

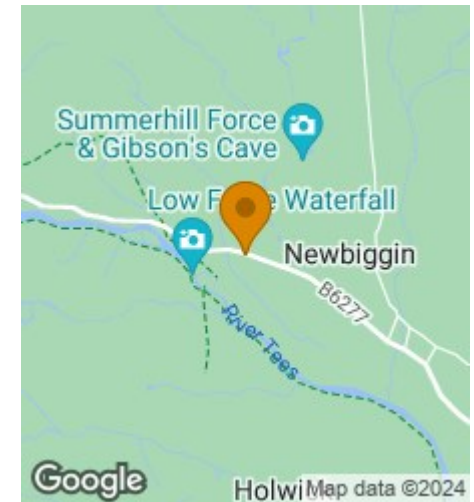


## The Bungalow, Bowlees, Newbiggin in Teesdale



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B			
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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