



Clint Lane

Bowes



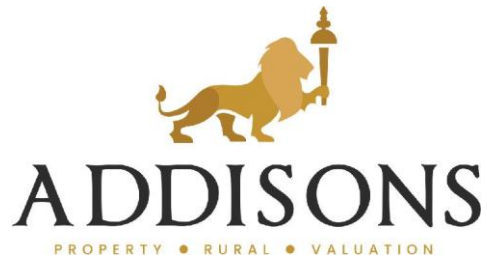
ADDISONS

PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

WHAT A VIEW! A detached two bedroom bungalow with paddock offering well maintained, easily managed accommodation situated in an elevated position enjoying wonderful panoramic views. The property is located in a semi-rural position being only a short distance from Bowes Village.

Bowes is a historic Teesdale village having a strong vibrant community with facilities including excellent nursery and primary school, village hall, public house, social club and church. Having good road access to the A66 trans-Pennine route allowing for good access throughout the region, approximately five miles from market town of Barnard Castle with its wide range of amenities.



13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094
info@addisons-surveyors.co.uk

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ACCOMMODATION

GROUND FLOOR

Hallway, Living Room, Dining Kitchen, Utility Room, Two Double Bedrooms and Shower Room.

EXTERNALLY

Driveway providing off road parking and an attached Single Garage. Front and Rear Lawned Gardens.

LAND

Paddock measuring approx 0.06 Hectares (0.15 Acres) with Two Outbuildings (One of Timber Construction).

We are informed that the fenced garth located beside the road, does not belong to the property but they have enjoyed use of it for a number of years.

PROPERTY INFORMATION

Title Number(s) DU363121 and DU390553

Tenure Freehold

Local Authority Durham

Council Tax Band: E

Annual Price:£3,118

Conservation Area No

Flood Risk Very low

Broadband Basic 20 Mbps Ultrafast 8500 Mbps

Satellite / Fibre TV Availability BT Sky Virgin

Services: Mains Electricity, Mains Water and Private Sewerage (Septic Tank). Oil fired central heating.

Survey

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

COVERNANTS AND EASEMENTS

This property is subject to an easement which will need to be verified by the sellers solicitors.

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors Tel: 01833 638094 opt 1.

BROCHURE

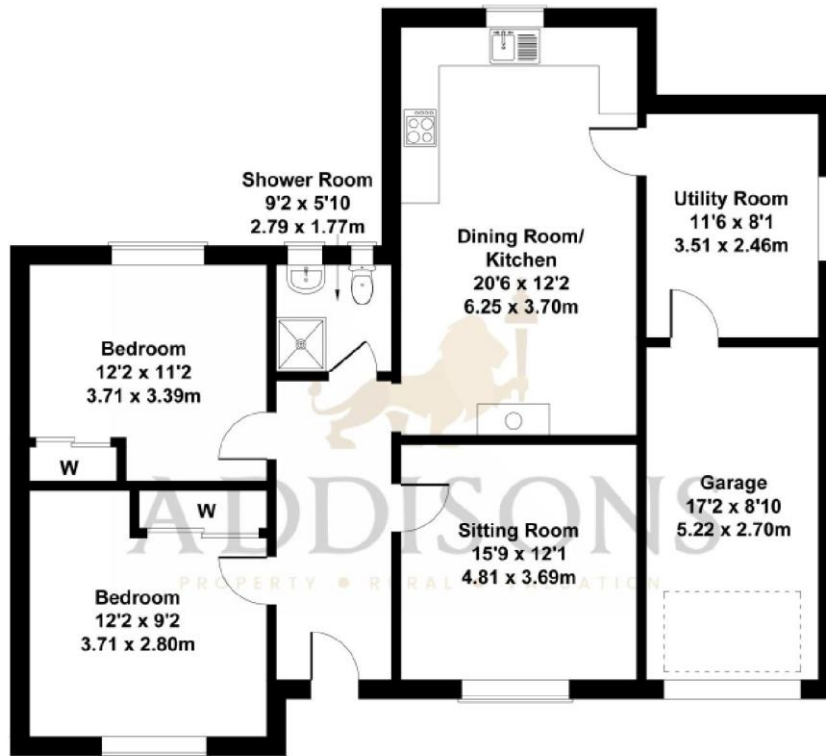
Details and photographs June 2023





Floor Plan

Fravone Vale

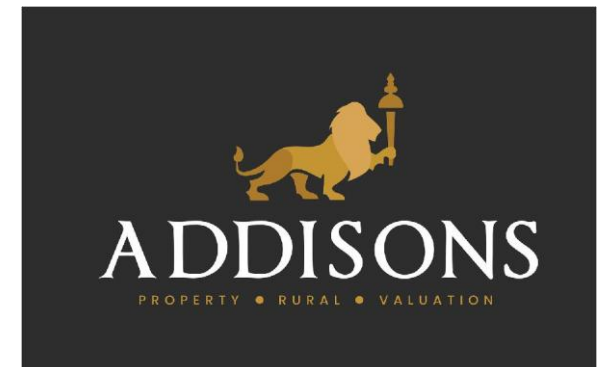


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		78
55-68	D	55	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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