

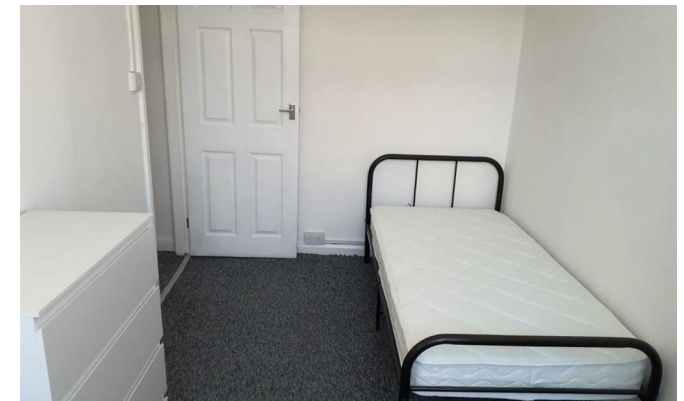


**STUART
EDWARDS**

South Street
, Spennymoor DL16 7TU

- Terraced House
- Currently Tenanted
- Guaranteed Rent
- 12% Gross Yield
- 4 Bedrooms
- 829 Sq. Ft
- Close To Amenities

Asking Price £80,000



Council Tax Band: A EPC Rating: C

FULL DESCRIPTION

Description:

This terraced house in Durham, is a great investment opportunity. It's leased to a government-backed housing provider for 5 years with guaranteed rent of £790.81 per month with an inflation adjusted increase.

The accommodation comprises of 4 bedrooms, a living room, a modern kitchen, and a family bathroom. Externally to the rear of the property there is an outside space ideal for outdoor seating and entertaining.

It's located close to transportation, medical services, and recreational facilities.

Located within 4.6-mile of the property is Bishop Auckland Railway Station which provides services to destinations such as Darlington, Middlesbrough and Saltburn. Oxford Road Medical Centre, Spennymoor Town Football Club and Victoria Jubilee Park are all located within a short drive of the property.

This property is overall a great investment opportunity leased to a blue chip tenant government backed housing provider for 5 years with guaranteed rent at £790.81 per month. No void periods, no bills, no maintenance and no council tax.

Council Tax Band A

EPC C Rating

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9310-2431-8390-2727-5231>

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

