

Roundhaven, South Road, DH1 3TX
5 Bed - House - Detached
£1,600 Per Calendar Month

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UNFURNISHED ** EXTREMELY SPACIOUS DETACHED HOME ** PLEASANTLY SITUATED ** GARDENS, PARKING & GARAGE ** SUNNY & PRIVATE REAR ASPECT ** GCH VIA COMBINATION BOILER & UPVC DOUBLE GLAZING ** OUTSKIRTS OF DURHAM CITY ** GOOD ROAD LINKS ** MUST BE VIEWED **

The floor plan briefly comprises: entrance hallway with stairs to first floor, downstairs cloaks/wc, storage cupboard and access to comfortable lounge with french style doors opening to the rear garden, separate dining room with double doors opening to the delightful fitted kitchen with a quality range of wall and base units with complementing work surfaces and a range of integrated appliances and useful utility room/wc. To the first floor there is a master bedroom with en suite shower room, two bedrooms and family bathroom/wc. To the second floor there are a further sized two bedrooms. Outside there are front and rear gardens, driveway and garage.

Roundhaven is an exclusive development on the outskirts of Durham City centre, with easy access to amenities, good schools and major transport links, making it appealing to a variety of prospective tenants.

Council Tax Band - G Annual Cost - £3686.96

EPC Rating - C

BOND £1,600 | MINIMUM 6 MONTHS TENANCY

Specifications: Professionals Only, No Smokers and Pets Considered (additional £25PCM for pet rent)

Required Earnings: Tenant Income - £54,000.00 Guarantor Income (If Required) - £64,800.00

GROUND FLOOR

Hallway

WC

Lounge

20'10 x 10'0 (6.35m x 3.05m)

Dining Room

10'11 x 9'0 (3.33m x 2.74m)

Kitchen

12'4 x 9'5 (3.76m x 2.87m)

Utility Room

FIRST FLOOR

Bedroom

15'0 x 12'7 (4.57m x 3.84m)

En-Suite

Bedroom

11'11 x 10'3 (3.63m x 3.12m)

Bedroom

8'8 x 7'2 (2.64m x 2.18m)

Bathroom/WC

SECOND FLOOR

Bedroom

15'5 x 11'7 (4.70m x 3.53m)

Bedroom

11'7 x 10'3 (3.53m x 3.12m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

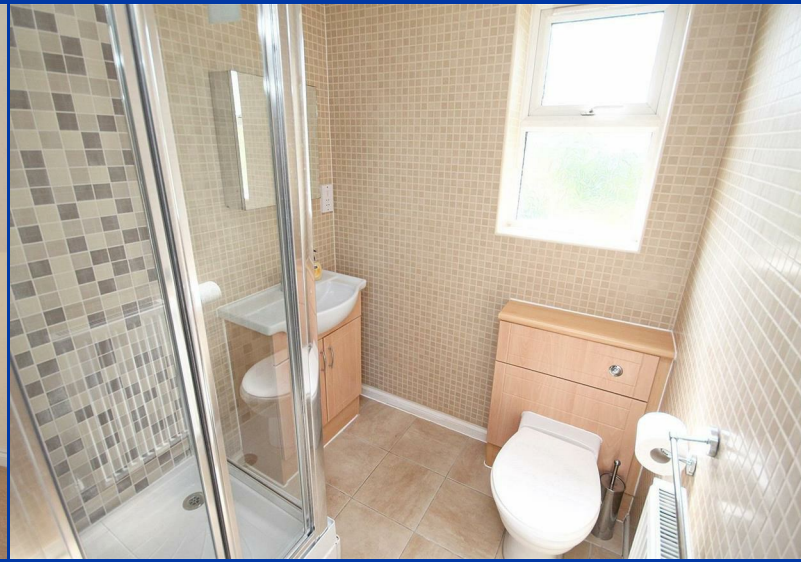
Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Good

Disclaimer: The preceding details have been sourced from the Landlord and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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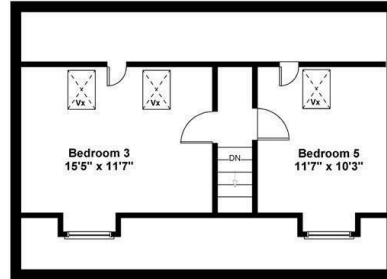
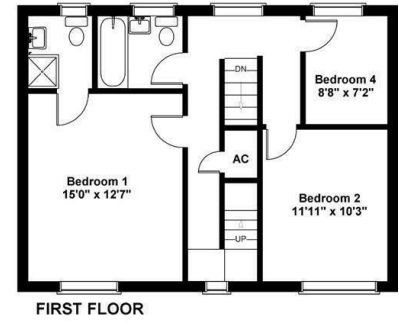
Property Auctions

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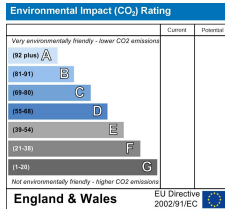
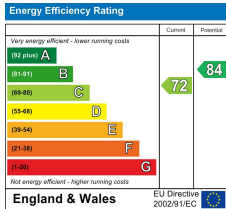
Strategic Marketing Plan

Dedicated Property Manager

Roundhaven



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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