



Sunningdale, DH1 3WB
4 Bed - Student Property
£185 Per Week

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**** STUDENT PROPERTY - EXCLUDING BILLS ****

Just off South Road, next to the new colleges and just a few minutes' walk to the University and the City, this bright, modern house is situated on a green, former golf course, now a small, high quality estate. It has sunny, good sized rooms, detached garage and ample free parking on the drive and street.

Newly built in 2017, it is professionally cleaned and decorated each year, and returned to perfect condition. High quality carpets fitted to halls, stairs, lounge and bedrooms are professionally cleaned to as new.

Heating is by a modern gas boiler with thermostats in each room. Being new, it is well insulated and very economical to keep warm and cosy compared with most properties in Durham.

A lovely, private lawned garden at the back is entered via 2 sets of French doors from dining and sitting rooms.

Kitchen and dining area showing pristine décor, flooring, lighting, cupboards, with fitted washer/dryer, dishwasher, fridge freezer, oven, hob and dining table. It has French doors to a lawned and private rear garden. There is a tumble dryer in the garage for tenants' use.

Sitting room: comfortable, sunny room, with new sofa, lamps, chair, smart TV; also, French doors to garden.

Bedrooms there are four doubles with high quality carpets, décor, pocket sprung double beds, large modern wardrobes, curtains, desks, chairs all in perfect condition.

Bathrooms: 1 ensuite shower room with loo and basin and 1 full bathroom with shower, bath, loo and basin, all in perfect condition. Both have mirrored cabinets and heated towel rails.

EPC Rating - B

BOND £400 | £185 PER WEEK PER STUDENT | 12 MONTHS TENANCY

* Video tour from 2020. Property may be subject to slight alternations or changes.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
105-91kWh B			
91-81kWh C			
81-65kWh D			
65-55kWh E			
55-45kWh F			
45-35kWh G			
Not energy efficient - higher running costs	1-20kWh		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh A		
105-91kWh B			
91-81kWh C			
81-65kWh D			
65-55kWh E			
55-45kWh F			
45-35kWh G			
Not environmentally friendly - higher CO ₂ emissions	1-20kWh		
England & Wales		EU Directive 2002/91/EC	

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