



**Western Lodge Cottages,
Whitesmocks, DH1 4LH
1 Bed - Cottage
£800 Per Calendar Month**

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

FURNISHED * PERIOD STYLE COTTAGE * HIGHLY
REGARDED LOCATION * DOORSTEP OF DURHAM CITY *
SUPERBLY PRESENTED * DOUBLE GLAZING AND GCH *
PARKING & COURTYARD STYLE GARDEN *

Briefly comprises: open plan living kitchen diner, double
bedroom and shower room/wc. Outside there is a small
courtyard garden area and parking.

Western Lodge is an extremely pleasant row of traditional style
cottages which lies on the outskirts of Durham City where there
are a comprehensive range of shopping and recreational
facilities and amenities available. It is also well placed for
commuting purposes as it lies a short distance from the A(167)
Highway which provides good road links to other regional
centres. The property is situated within the catchment area of a
number of very well regarded schools.

Council Tax Band - A Annual Cost - £1620.79

EPC Rating - D

BOND £800 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers and No Pets

Required Earnings: Tenant Income - £25,200 Guarantor Income
(If Required) - £28,200



OUR SERVICES

Mortgage Advice

Conveyancing

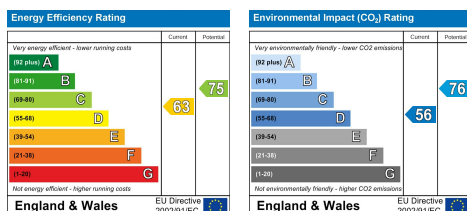
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

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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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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