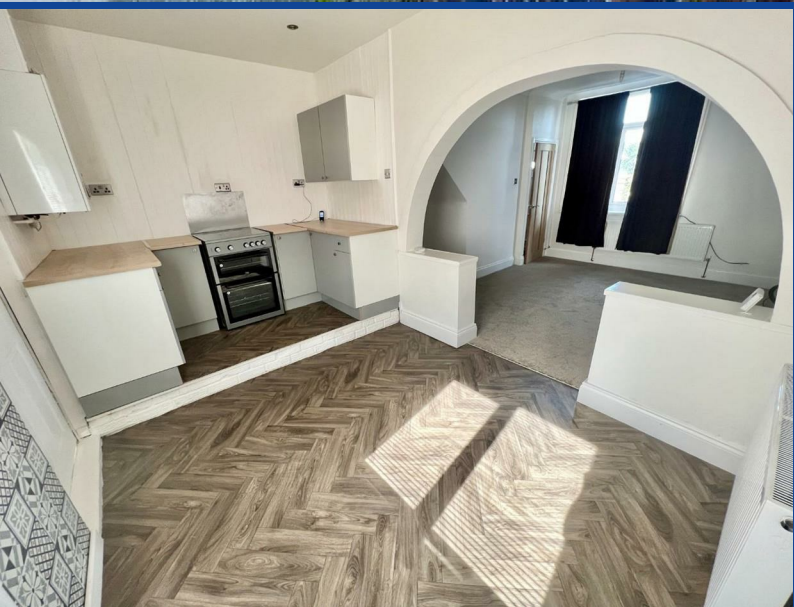




Rock Terrace, New Brancepeth, DH7 7EP
3 Bed - House - Terraced
£595 Per Calendar Month

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Unfurnished & Well Presented ** Home with Scenic Front Views ** Enclosed Courtyard **

This property boasts an abundance of space and is well maintained, offering picturesque views from the front. Nestled on the outskirts of Durham, it features double glazing and gas central heating for optimal comfort.

Internally, the layout comprises an inviting entrance lobby, a generously sized lounge, a spacious dining kitchen fitted with a range of modern units, and a convenient rear porch with access to the rear courtyard. Upstairs, you'll find three bedrooms, as well as a family bathroom with WC.

Located in the charming village of New Brancepeth, this property enjoys a semi-rural setting with a local village shop at your doorstep. It's also conveniently close to a variety of shops and amenities in nearby Langley Moor, Brandon, and Meadowfield. For a wider array of shopping, leisure, and recreational options, Durham City Centre is just a short drive away.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - C

BOND £595 | MINIMUM 6 MONTHS TENANCY

Tenant specifications: No Smokers, Pets Considered (Additional £25PCM for Pet Rent)

Tenant Requirements: Tenant Income £21,420.00 Guarantor Income (If Required) - £21,420.00

Agent notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains/septic

Heating: Gas Central Heating

Broadband: Basic Mbps, Superfast Mbps, Ultrafast Mbps

Mobile Signal/Coverage: Good/Average/Poor

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1474.78

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller 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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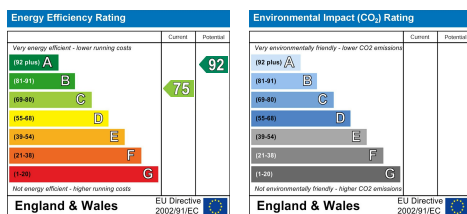
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Strategic Marketing Plan

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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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