



Twizell Lane, West Pelton, DH9 6SQ
4 Bed - House - Townhouse
£945 Per Calendar Month

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FURNISHED * THREE STOREY * EXCEPTIONALLY SPACIOUS * TWO EN SUITES * FAMILY BATHROOM * DOWNSTAIRS TOILET * FANTASTIC SCENIC VIEWS TO FRONT * MUST BE VIEWED *

Well positioned, three storey, four bedroom home available to rent. The property has a wealth of benefits including good sized rooms, two en suite facilities, UPVC double glazing, gas fired central heating and lovely views to the front. Internally the property has a floor plan comprising entrance lobby, living room, large L Shaped dining kitchen and downstairs WC. To the first floor there are three bedrooms, the front bedroom having en suite facilities and a family bathroom, to the second floor there is a further large bedroom with velux windows and en suite facilities. Externally there is a courtyard style garden to front and to the rear is an enclosed yard.

Twizell Lane offers a semi rural feel with fantastic scenic views to the front and rear, whilst been close to major motoring links which give access to many of the regions major towns and cities along with a range of amenities, recreational facilities and there is a good school available near by.

Bond: £945

****Specifications: Furnished, Families welcome. Pets considered. No smokers allowed****

****Required earnings: Tenant Income £28,500. Guarantor Income £34,200 (if required)****

Entrance Lobby

Lounge

Dining Kitchen

W.C

FIRST FLOOR

Bedroom

Ensuite

Bedroom

Bedroom

Bathroom

SECOND FLOOR

Bedroom

Ensuite

External

Externally there is a courtyard style garden to front and to the rear is an enclosed yard.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 90 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Energy Rating: C

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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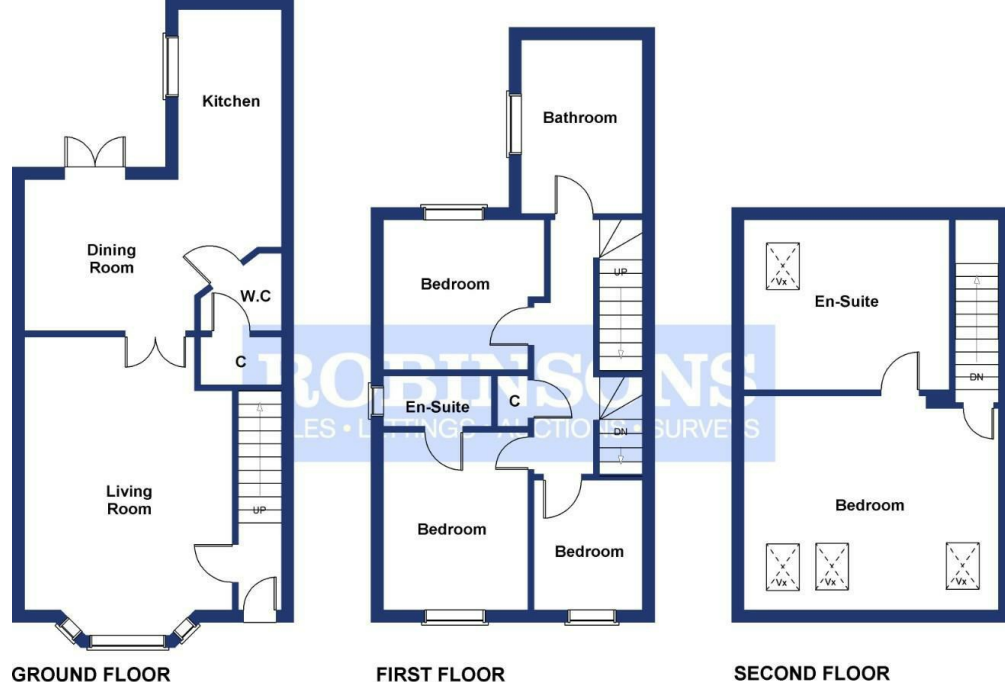
Surveys and EPCs

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Strategic Marketing Plan

Dedicated Property Manager



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(39-47)	F		
(31-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(39-47)	F		
(31-38)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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