



GSC GRAYS

PROPERTY • ESTATES • LAND



4, Marwood View

Cotherstone Barnard Castle, Co. Durham, DL12 9PP

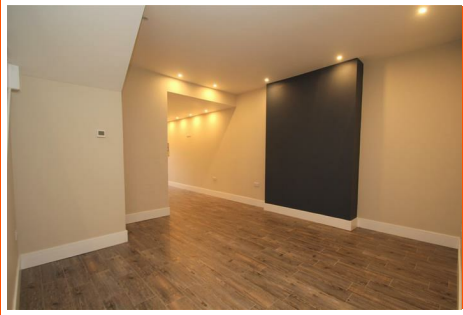
£825 Per Calendar Month



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Situation & Amenities

Cotherstone is ideally situated for easy access to the local towns of Barnard Castle, Darlington and Richmond, whilst the cities of Newcastle, Durham, York and Leeds are within easy reach. Main line train stations can be found at Darlington and Durham, with International Airports at Newcastle and Leeds Bradford. The A66 and A1 (M) are easily accessible bringing many areas within commuting distance. Cotherstone benefits from two public houses and a popular Primary School. State secondary school with sixth form, public school and prep school at Barnard Castle.

Description

An immaculately presented and spacious, three bedroom home situated within the sought after village of Cotherstone. The property offers contemporary styled living accommodation throughout with high quality fixtures and fittings including oak doors, an open plan dining kitchen with integrated appliances and patio doors leading out to the rear garden. There is also a sitting room, utility room and ground floor WC. To the first floor there are three bedrooms, a useful storage cupboard and a white fitted bathroom with separate shower and bath. Externally this superb stone built property has low maintenance gardens front and rear as well as a useful storage shed. Available on unfurnished and on a medium term basis (18 months approx.)

Accommodation

A front door leads into an entrance porch with wood effect flooring. A partially glazed door leading into the entrance hallway which is open plan to the dining area. There is a door to the sitting room and a spindle staircase to the first floor.

Sitting Room

A bay window to the front, spotlighting and radiator.

Open Plan Dining Kitchen

Dining Area; wood effect flooring, an opening leading into the kitchen, patio doors to the rear garden and a walk-in understairs storage cupboard. Underfloor heating.

Kitchen Area; a good range of wall and base units with light and dark grey frontage and white granite work surface. Integrated appliances include a four ring gas hob, oven, dishwasher, freezer and extractor hood. Ceramic sink unit with mixer tap and drainer, washing machine and there can be a fridge if a tenant wishes. An opening leads into the utility.

Utility

With a range of fitted base units with wood effect frontage. Space for a fridge, plumbing for a washing machine and a cupboard housing the gas combi boiler. An oak door leads into the ground floor WC and there is a door leading out to the side garden.

Ground Floor WC

A white suite comprising low level WC, pedestal wash hand basin and a frosted glazed window to the side, extractor fan.

First Floor

A half landing with a window to the rear and the main landing has doors leading to the three bedrooms, house bathroom and a useful storage cupboard which provides access to the loft.

Bedroom One

A double bedroom with a window to the rear, spotlighting, TV point and radiator.

Bedroom Two

A double bedroom with a window to the front, spotlighting, TV point and radiator.

Bedroom Three

A single bedroom with a window to the front, fitted wardrobe providing hanging space with an oak door. Radiator.

House Bathroom

A contemporary suite comprising a panelled bath, step-in shower with rain water and hand held shower heads, alcove, low level WC and wall mounted Villeroy and Boch wash hand basin. Partially tiled walls, spotlighting and extractor fan.

Externally

To the front of the property there is a gravelled garden with walled and hedged boundaries, a wrought iron gate with a paved path leading up to the front door. To the rear of the property the garden is mainly paved with walled boundaries, a well stocked flower bed housing a variety of mature shrubs and planting, a raised faux grass area and a useful storage shed. There is a pedestrian gate to the rear.

Services and Other Information

Mains electricity, drainage, water and gas are connected. Gas fired central heating.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of six months at a rental figure of £825 per calendar month, payable in advance by standing order. In addition, a Bond of £951 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are

interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed.

If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm.

However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy.

Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Smoking and Pets

Smoking is prohibited inside the property. Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

Insurance

Tenants are responsible for the insuring of their own contents.

Local Authority and Tax Band

Durham County Council. Tel 03000 501 501

The property is banded B.

DISCLAIMER NOTICE:

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Road Map



Hybrid Map



Terrain Map



Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

