



VENTURE
PLATINUM

| Darlington
Offers Over £365,000



Venture Properties are delighted to offer this unique three bedroom period property to the market, located in a beautiful, peaceful location along the banks of the River Tees. This amazing property was originally a Victorian Spa and sits within four and a half acres of gardens, allotments and a adjoining paddock, together with fishing rights.

The Octagon is part of five dwellings, each owner owning one fifth of the freehold which includes the being part of the own Management Company, controlling the day to day running of the property and grounds. There is a minimal yearly service charge payable by each shareholder.

On approach to the property via a winding private driveway The Octagon is situated to the front of the building and on internal inspection the open plan kitchen/dining/lounge will certainly not fail to impress with its log burning stove, perfect for family living and entertaining.

There is a further cosy lounge to the ground floor and three bedrooms to the first floor one benefitting from an en-suite and a further family bathroom.

There is ample parking and a double garage together with an allotment and shared communal grounds, each owner has their own patio/decking area enjoying views over the River.

Entrance Porch

With access into the hallway

Reception Hallway

Oak staircase to first floor with cupboard underneath and Oak wood flooring.

Lounge 4.45m x 2.95m (14'7 x 9'8)

Window to side, Oak flooring and door that opens into Utility Cupboard.

Utility Cupboard

Window to front, houses the Boiler and there is space for washing machine.

Kitchen/Diner 6.73m x 6.50m (22'1 x 21'4)

A superb open plan family room with two windows and door to side, Fireplace with log burning stove. Open plan, fitted with wall, base and drawer units, sink and Range style cooker and extractor over. There is an integrated fridge freezer, wine fridge and dishwasher. Wooden flooring.

First Floor Landing

Georgian style double glazed window to rear, Built in illuminated shelf display, oak flooring and access to the loft space.

Bedroom One 4.83m x 5.23m (15'10 x 17'2)

Double glazed windows to front and side, oak flooring.

Bedroom Two 3.23m x 3.33m (10'7 x 10'11)

Georgian style double glazed windows to side and rear, with views of the river.

Bedroom Three 3.10m x 3.07m (10'2 x 10'1)

With walk in storage cupboard and en-suite.

En-Suite

Double shower cubicle with tiled walls, w.c, wash hand basin and electric blow heater and fan.

Bathroom

Fitted with an elegant freestanding bath, with shower over and screen, w.c, wash hand basin and part tiled walls. Heated towel rail and vinyl flooring.





Externally
With ample parking and double garage. Private access lane leading to communal grounds which gives access to the River.

Council Tax
Band D

Tenure
Freehold





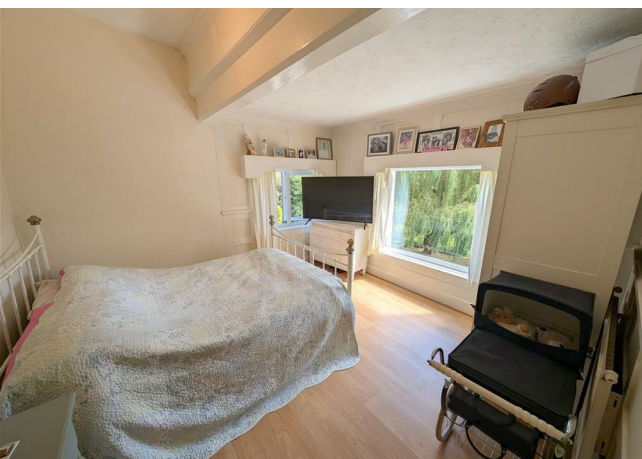
Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

Additional information

this is a leasehold freehold all the gardens are shared with the five properties they all pay £15 per month Insurance and £35 per month into a pot

Property Information



Local Authority
Darlington
Council Tax
Band:
D
Annual Price:
£2,259
Conservation Area
No
Flood Risk
Medium
Floor Area
1,270 ft 2 / 118 m 2
Plot size
0.05 acres (4 Plots)
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
23 Mbps
Satellite / Fibre TV Availability

BT
Sky





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

45 Duke Street, Darlington, County
Durham, DL3 7SD

01325 363858
www.venturepropertiesuk.com