



THE ESTATE OFFICE, EGGLESTONE ABBEY, BARNARD CASTLE, COUNTY DURHAM DL12 9TN
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3 Tutta Bridge Cottages

Greta Bridge, Barnard Castle, DL12 9SB



An opportunity to rent a newly refurbished 3 bedroom End Terrace House on the Mortham Estate.

THE PROPERTY IS AVAILABLE AT AN ANTICIPATED RENT OF £685 PCM.

BOND AND REFERENCES WILL BE REQUIRED.

Regulated by RICS

Description

3 Tutta Bridge Cottages is a three bedroom end terrace stone built property located in Greta Bridge forming part of the Mortham Estate. 3 Tutta Bridge Cottages enjoys front and rear gardens with a range of useful storage outbuildings including a small garage. The property enjoys a countryside setting overlooking Rokeby Park, and is located within a designated Conservation Area and in close proximity to the Scheduled Ancient Monument - Greta Bridge Roman Fort.

Location

3 Tutta Bridge Cottages is located at Greta Bridge, which is located South off the A66 at Greta Bridge and adjacent to Greta Bridge Bank Lane.

Barnard Castle 3 miles, Darlington 19.6 miles and Durham 39 miles (distances are approximate). Good road links the cities of Newcastle, Durham, York and Leeds with the A66 and A1 (M) interchange 10.8 miles away at Scotch Corner bringing many areas into commuting distance.

Main line train stations at Darlington, Northallerton and Durham with international Airports at Durham Tees Valley, Newcastle and Leeds Bradford.

Accommodation

Ground Floor:

Entrance Hall leading to:

Living Room

Feature open fireplace with North facing windows. Radiator, TV and BT connections.

Kitchen

A newly installed modern range of fitted base and wall mounted units with tiled walls between, laminated work surfaces. Integrated electric oven and hob with stainless steel sink. Space and plumbing for under counter washing machine.

Downstairs Utility/Shower Room

With WC, wash hand basin and shower cubicle

First Floor:

Family Bathroom

Comprising white w/c, pedestal wash hand basin, bath with electric shower. South facing window.

Bedroom 1

Small Double bedroom with carpeted floor, radiator and North facing window.

Bedroom 2

Single bedroom with carpeted floor, radiator and south facing window.

Bedroom 3

Double Bedroom with airing cupboard and partially fitted wardrobes

Energy Performance Certificate

Energy Efficiency Rating (EER) for 3 Tutta Bridge is D57.

Services

Mains electricity, water, telephone, satellite dish TV point, BT point. Oil Central Heating.

Council Tax

Band C - £ 1,619.64 (2018/19) – Rokeby, Brignall and Egglestone Abbey Parish.

Terms and Conditions & General Information

Rental Terms

The property is available to rent on an Assured Shorthold Tenancy for a minimum of six months. Long Term letting is preferable.

Monthly Rental

OIRO £685 per calendar month payable in advance by standing order with a bond equal to one month's rent paid in advance of the tenancy commencing.

The bond will be held by the Tenancy Deposit Scheme (TDS) during the Tenants occupation and will be returned, subject to any deductions, without interest at the end of the Tenancy.

Insurance

Tenants are responsible for the insuring of their own contents.

Pets and Smoking

Smoking is strictly prohibited inside the property. Pets may be kept at the property with prior permission for the Landlord.

Local Authority

Durham County Council.

Tel: 03000 26 0000

Reference

Referencing will be undertaken at the Agents discretion. Managing Agents Reference Services Limited (MARAS) are used to reference prospective tenant and the following fees are applicable:

Credit Check - £7.00 + VAT (per reference)

Full Reference Check - £16.00 + VAT (per reference)

Please note that obtaining references is not a guarantee of acceptance.

Viewing

Strictly by appointment with the Agents WHT Salvin MRICS.

Agent Contact Details

WHT Salvin MRICS

The Estate Office

Egglestone Abbey

Barnard Castle

County Durham

DL12 9TN

Tel: 01833 690100

Fax: 01833 637004

E-mail: admin@whtsalvin.co.uk

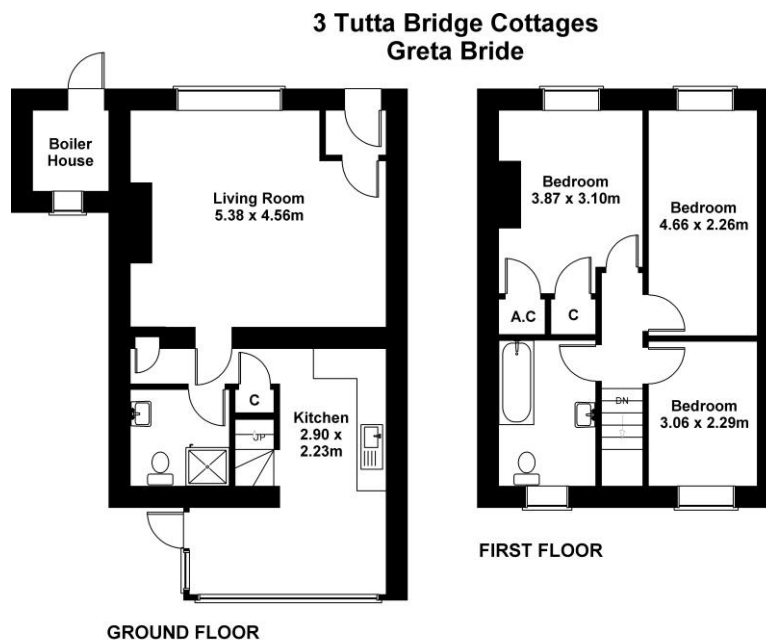
Website: <http://www.whtsalvin.co.uk>

Particulars

Prepared February 2016

Photographs taken Feb 2016

Rev Nov 18



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.

Produced by Potterplans Ltd. 2016

EXTERNAL

North West Elevation

North Elevation

Front Garden

Living Room

Kitchen

Bathroom

Bedroom 1

Bedroom 2

South Elevation/ Rear Garden

Disclaimer Notice: Consumer Protection Act – PLEASE READ

Whilst every care has been taken in the preparation of these particulars, WHT Salvin MRICS gives notice to all interested parties who should note:

1. Measurements are approximate and must not be relied upon.
2. All descriptions, photographs, dimensions and other details are for guidance purposes only and do not amount to a representation or warranty of the property. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Plans are not to scale, are for layout guidance only. All dimensions, shapes, compass bearings are approximate and do not form part of the contract.
4. Services and any appliances referred to have not been tested, and cannot be verified as being in good condition, repair or working order.
5. No survey of any part of the property has been carried out by the Landlord.

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