

# STUART EDWARDS



## Sawmills Lane

Brandon Village, Durham DH7 8ST

- STUDENT ACCOMMODATION
- 3 ROOMS AVAILABLE
- UTILITIES INCLUDED
- PARKING AVAILABLE
- EXCELLENT TRANSPORTATION LINKS
- FIRST FLOOR FLAT
- £140 PER ROOM PER WEEK
- FULLY FURNISHED
- 4 MILES FROM DURHAM CITY
- RECENTLY REFURBISHED AND DECORATED

**£420 Per Week**

## Council Tax Band: A EPC Rating:

### Full Description

Exceptional rental flat above The Bay Horse Inn Pub.

Available on a room by room basis.

£140 PER ROOM PER WEEK, INCLUSIVE OF UTILITIES to both professional sharers or students.

Utilities include, gas, electricity, water and broadband.

**SORRY STRICTLY NO PETS, CHILDREN OR SMOKERS.**

Recently refurbished and decorated throughout the internal living accommodation comprises, entrance, landing, neutrally decorated lounge with sofa and TV, fully equipped kitchen with breakfast bar and seating, 3 fully furnished double bedrooms and modern shower room.

Externally off road parking is provided to the rear of the pub.

Benefiting from gas central heating and UPVC double glazing.

Brandon is well serviced with a wide range of local amenities which including its own doctors surgery, pharmacy, supermarket, library and post office. With great road and transportation links, Durham City lies approximately 4 miles away.

Sure to prove extremely popular, therefore early reservation is recommended to avoid disappointment.

### Room Dimensions

Landing

Lounge 3.29m x 4.68m

Kitchen 4.88m x 2.71m

Bedroom 3.88m x 4.44m

Bedroom 5.97m x 3.86m

Bedroom 3.83m x 4.31m

Bathroom 2.85m x 1.95m

### EPC

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/1634-8927-8782-9657-9447>

### CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

### Important Info

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

### Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

### Property Portals

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on [Rightmove.co.uk](http://Rightmove.co.uk), [Zoopla.co.uk](http://Zoopla.co.uk) & [OnTheMarket.com](http://OnTheMarket.com).

### THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

