



**Cheveley Walk, DH1 2AU**  
**3 Bed - House - Link Semi Detached**  
**£1,200 Per Calendar Month**

**ROBINSONS**  
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Furnished / Part Furnished \*\* Well Presented & Extended \*\*  
 Private & Sunny Rear Aspect \*\* Very Popular Location \*\*  
 Outskirts of Durham \*\* Local Amenities & Transport Links \*\*  
 Upvc Double Glazing & GCH \*\* Early Viewing Advised \*\*

The floor plan comprises, entrance porch, hallway, lounge, dining room, shower room, store/utility area and modern fitted kitchen. The first floor has three bedrooms, master en-suite shower room and family bathroom/WC. Outside there is ample driving parking and a private rear garden with sunny aspect.

This fabulous home enjoys a prominent position within a highly sought-after and long-established residential development. Nestled within Belmont, it boasts easy access to an array of amenities that cater to diverse needs. Within walking distance, residents will find a variety of local shops, ensuring convenience for day-to-day necessities. Families will appreciate the proximity to schools catering to all age groups, providing quality education within reach. Additionally, the presence of a doctors' surgery, post office, and public library further enhances the convenience and liveability of the area.

Belmont's strategic positioning also makes it an ideal choice for commuters. Situated just off the A(690) Durham to Sunderland Highway, residents benefit from seamless access to major transportation routes. The nearby A1(M) Motorway Interchange facilitates efficient travel both north and south, offering excellent connectivity for those traveling for work or leisure. This blend of convenience, accessibility, and community amenities underscores Belmont's appeal as a desirable residential location.

Council Tax Band - D Annual Cost - £2320.54

EPC Rating - D

BOND £1200 | MINIMUM 6 MONTH TENANCY

Specifications: No Smokers. No Pets

Required Income: Tenant Income - £39,600 Guarantor Income (If Required) - £39,600

### REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

### Agents Notes

Property Construction – Standard,  
 Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only  
 Gas Supply - Mains

Electricity supply – Mains  
 Water Supply – Mains (not metered)  
 Sewerage – Mains  
 Heating – Gas Central Heating  
 Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>  
 Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>  
 Selective licencing area – no

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.







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Dedicated Property Manager

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## DURHAM

1-3 Old Elvet

DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet

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## CHESTER-LE-STREET

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E: info@robinsonscsls.co.uk

## BISHOP AUCKLAND

120 Newgate Street

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T: 01388 458111

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## CROOK

Royal Corner

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## SPENNYMOOR

11 Cheapside

DH16 6QE

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E: info@robinsonsspenny Moor.co.uk

## SEDGEFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

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