





Toft Hill, DL14 0JA

2 Bed - Bungalow - Semi Detached

£85,000

ROBINSONS

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* NO FORWARD CHAIN *

Robinsons are delighted to offer to the sales market, with the benefit of NO FORWARD CHAIN, this well-proportioned two bedroom bungalow, occupying a pleasant position with an enclosed rear garden and attractive countryside views.

The property offers spacious and well-appointed accommodation throughout and would make an ideal purchase for a variety of buyers. The accommodation briefly comprises two good-sized double bedrooms, a spacious lounge, a kitchen/dining room and shower room. The property is warmed by gas central heating and benefits from UPVC double glazed windows.

Externally, there is an enclosed rear garden which provides a pleasant outdoor space and enjoys far-reaching views over the surrounding countryside.

Toft Hill is a popular semi-rural location, ideally situated for access to the surrounding countryside whilst remaining within easy reach of Bishop Auckland, Crook and Weardale. A comprehensive range of shopping, recreational and healthcare facilities can be found in both Bishop Auckland and Crook, with excellent access to the surrounding towns and villages.

An internal viewing comes highly recommended to fully appreciate the size, position and views this property has to offer.

AGENTS NOTES
Council Tax: Durham County Council, Band B - Approx. £2,039 p.a
Tenure: Freehold

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
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

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate – being applied for NA
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area . Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor 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.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.











OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

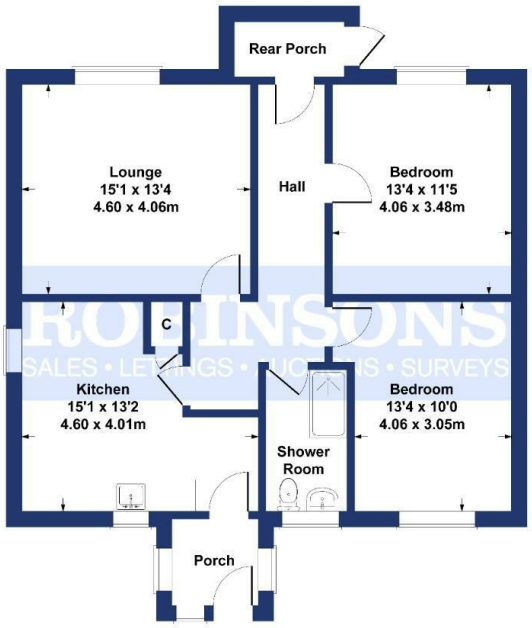
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Toft Hill Bishop Auckland

Approximate Gross Internal Area
910 sq ft - 85 sq m



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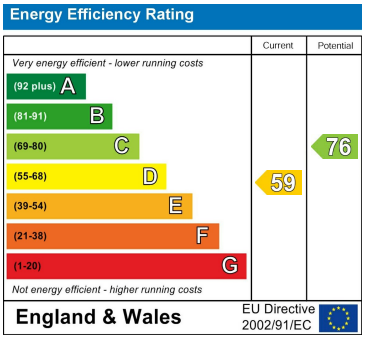
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2026



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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 efficent 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.