



Fox Covert, Tudhoe, DL16 6TP  
2 Bed - House - Semi-Detached  
£149,950

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This beautiful EXTENDED TWO/THREE BEDROOMED SEMI DETACHED HOUSE is presented to the market in excellent decorative condition and is a credit to its current owners. Ideal for a first-time buyer, the home is well positioned for convenient access to Durham City, Darlington and Teesside. Spennymoor Town Centre, along with local shops and amenities, is just over half a mile away.

The property features UPVC DOUBLE GLAZING and GAS CENTRAL HEATING and briefly comprises an ENTRANCE PORCH, LOUNGE with an attractive feature fire surround, MODERN WHITE FITTED KITCHEN and an archway leading to the DINING ROOM, with French doors opening onto the rear garden. A FAMILY ROOM/BEDROOM THREE completes the ground floor. To the first floor are two bedrooms and an ATTRACTIVE MODERN BATHROOM.

Externally, the home enjoys FRONT & REAR GARDENS along with a DRIVEWAY providing off-street parking.

EPC Rating: C  
Council Tax Band: C

#### Porch

UPVC window to side elevation, single central heating radiator, stylish flooring

#### Lounge

15'4 x 12'2 (4.67m x 3.71m)

UPVC window to front elevation, marble feature fire surround, solid wood flooring, electric fire, TV point, staircase to first floor with spindle style balustrade, BT point, dado and coving

#### Kitchen

12'2 x 9'0 (3.71m x 2.74m)

Fitted with an attractive range of white wall and base units with contrasting work surfaces, plumbing for automatic washing machine, stainless steel one and a half bowl sink with mixer tap, single central heating radiator, stylish flooring, down lights to ceiling, uPVC window to rear elevation, boiler for domestic hot water and gas central heating, electric hob, built in electric oven, chimney style extractor hood, part tiled walls and archway to dining room

#### Dining room

9'2 x 7'8 (2.79m x 2.34m)

UPVC French doors overlooking rear gardens, single central heating radiator and stylish flooring

#### Family Room / Bedroom Three

13'1 x 7'8 (3.99m x 2.34m)

UPVC window to front elevation and single central heating radiator

#### Landing

UPVC window to side elevation, dado, storage cupboard and loft access. The vendor informs us that there is a light in the loft.

#### Bedroom One

12'5 x 8'9 (3.78m x 2.67m)

UPVC window to rear elevation, textured ceiling and single central heating radiator

#### Bedroom Two

10'4 x 7'6 (3.15m x 2.29m)

UPVC window to front elevation, single central heating radiator and two storage cupboards

#### Bathroom

Fitted with a modern white suite comprising of panelled bath, pedestal wash hand basin, low level wc, over bath mains fed shower, chrome effect fittings, fully tiled walls and flooring, extractor fan and chrome ladder style radiator

#### Externally

To the front of the property there are open plan gardens with driveway providing off street parking and two the rear enclosed gardens with lawns and decked area

#### Agents Notes

Council Tax Band C - Approx £2,374.63 p.a

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas

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 –NA

Rights & Easements – None known

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 – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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	

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