STUART EDWARDS









Gilesgate

Claypath, Durham City DH1 1QW

- PRIME CLAYPATH LOCATION CLOSE TO DURHAM MARKET PLACE
- £197 PER PERSON PER WEEK INCLUDING UTILITY BILLS
- 5 FULLY FURNISHED DOUBLE BEDROOMS
- AVAILABLE FOR THE 2027/2028 ACADEMIC YEAR
- SPACIOUS OPEN-PLAN LOUNGE, DINING AREA & KITCHEN
- 2 SHOWER ROOMS & 3 WC'S
- PRIVATE REAR GARDEN WITH PATIO AREA
- UNDERFLOOR HEATING & GAS CENTRAL HEATING
- CLOSE TO ST HILDE/ST BEDE
- SECURITY ALARM SYSTEM INSTALLED

£197 Per Week

Council Tax Band: Exempt
EPC Rating: C

FULL DESCRIPTION
STUDENT ACCOMMODATION AVAILABLE FOR THE 2027/2028 ACADEMIC YEAR
£197 PER PERSON PER WEEK | ALL UTILITY BILLS INCLUDED

Situated in the highly sought-after Claypath area of Durham City, this impressive five-bedroom student property enjoys a prime city centre location just a five-minute walk from Durham Market Place, placing an excellent range of shops, restaurants, cafés, bars and everyday amenities right on your doorstep.

Perfectly positioned for Durham University students, the property is within easy reach of St Hild and St Bede College, the Science Site, Elvet Riverside, Business School and other university departments across the city. Durham Students' Union (DSU), university libraries and teaching facilities are all conveniently accessible on foot, making this an ideal base for student life.

The accommodation briefly comprises an entrance hallway, a spacious open-plan lounge, dining area and fully equipped kitchen, five well-proportioned bedrooms, two shower rooms and three separate WCs. Each bedroom is furnished with a minimum 4ft double bed, desk, wardrobe, chest of drawers and bookcase, providing comfortable study and living space throughout. The communal lounge benefits from comfortable sofas and a flat-screen television, while the dining area offers ample seating for housemates to socialise and dine together.

French doors open onto a private rear garden with patio area, creating an attractive outdoor space to enjoy during the warmer months.

Additional benefits include gas central heating with underfloor heating, UPVC double glazing throughout and a security alarm system for added peace of mind.

The property also benefits from excellent transport connections, with convenient access to the A690, A1(M) and wider regional road network, making travel to Newcastle, Sunderland and surrounding areas straightforward.

Properties in this location are consistently among the most popular student homes in Durham, therefore early reservation is strongly recommended to avoid disappointment.

IMPORTANT INFORMATION
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.

EPC.
EPC Rating - C
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2476-2290-2527-6355

TENANT FEES.
A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

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







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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.