

Western Lodge Cottages, Whitesmocks, DH1 4LH
1 Bed - Cottage
O.I.R.O £124,950

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IDEAL INVESTMENT ** CURRENTLY LET £750 PCM ** QUIETLY TUCKED AWAY, YET CLOSE ENOUGH TO DURHAM CITY & TRANSPORT LINKS * HIGHLY REGARDED LOCATION ** WELL PRESENTED ** KITCHEN ** GARAGE ** ELECTRIC HEATING & DOUBLE GLAZING **

Briefly comprises: entrance hallway, comfortable lounge, double bedroom, modern fitted kitchen, bathroom/wc.

Whitesmocks is a well established residential area which has for many years proved to be extremely popular in demand. It is situated on the outskirts of the immediate City Centre adjacent to the A(167) Highway which provides good road links to other regional centres. It is also handily placed for access to the railway station, County Hall, Land Registry, University Hospital of North Durham, as well as excellent well respected schools in both the public and private sector.

The property previously had planning permission. Planning application number DM/17/03865/FPA - https://publicaccess.durham.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P06VCBGDINV00







Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Estate Management Charge – None that we are aware
Assumed Property Construction – Standard assumed
Gas Supply - N/A
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Electric
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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Rights & Easements – We understand that there is an easement connected to the property, for example right of access, which would need to be clarified by a legal representative.
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.
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. Some property photographs may have been enhanced using AI technology to improve weather and lighting conditions only, without altering the property's layout, dimensions, features or condition. 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.











Western Lodge Cottages

Approximate Gross Internal Area
461 sq ft - 43 sq m



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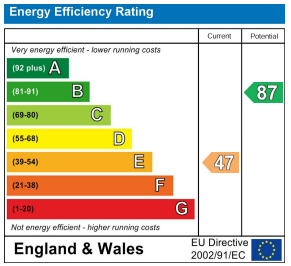

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2019

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.

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