

**STUART
EDWARDS**



Sawmills Lane

Brandon Village, Durham DH7 8ST

- STUDENT ACCOMMODATION
- 3 ROOMS AVAILABLE
- UTILITIES INCLUDED
- PARKING AVAILABLE
- EXCELLENT TRANSPORTATION LINKS
- FIRST FLOOR FLAT
- £140 PER ROOM PER WEEK
- FULLY FURNISHED
- 4 MILES FROM DURHAM CITY
- RECENTLY REFURBISHED AND DECORATED

£420 Per Week

Council Tax Band: A EPC Rating:

Full Description

Exceptional rental flat above The Bay Horse Inn Pub.

Available on a room by room basis.

£140 PER ROOM PER WEEK, INCLUSIVE OF UTILITIES to both professional sharers or students.

Utilities include, gas, electricity, water and broadband.

SORRY STRICTLY NO PETS, CHILDREN OR SMOKERS.

Recently refurbished and decorated throughout the internal living accommodation comprises, entrance, landing, neutrally decorated lounge with sofa and TV, fully equipped kitchen with breakfast bar and seating, 3 fully furnished double bedrooms and modern shower room.

Externally off road parking is provided to the rear of the pub.

Benefiting from gas central heating and UPVC double glazing.

Brandon is well serviced with a wide range of local amenities which including its own doctors surgery, pharmacy, supermarket, library and post office. With great road and transportation links, Durham City lies approximately 4 miles away.

Sure to prove extremely popular, therefore early reservation is recommended to avoid disappointment.

Room Dimensions

Landing

Lounge 3.29m x 4.68m

Kitchen 4.88m x 2.71m

Bedroom 3.88m x 4.44m

Bedroom 5.97m x 3.86m

Bedroom 3.83m x 4.31m

Bathroom 2.85m x 1.95m

EPC

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/1634-8927-8782-9657-9447>

CLIENT MONEY PROTECTION.

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THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

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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.

