Oak Gardens, Roddymoor, DL15 9RD

2 Bed - Bungalow - Semi Detached

£50,000

ROBINSONS

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* NO FORWARD CHAIN *

Robinsons are delighted to bring to the sales market this two-bedroom semi-detached bungalow, offered with the added benefit of no onward chain. Occupying a generous plot, the property boasts a large rear garden along with additional gardens to the side and front.

The bungalow benefits from gas central heating and UPVC double-glazed windows throughout. The internal accommodation briefly comprises an entrance porch, lounge, kitchen, two bedrooms, a shower room and a separate WC.

Ideally situated in Roddymoor, the property is within easy strolling distance of a local bus stop and just a short drive from Crook town centre, providing convenient access to local amenities.

Agent Notes

Council Tax: Durham County Council, Band A Approx. £1748.00
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 (not metered)
Sewerage – Mains
Heating – Gas Central Heating
EPC- D Rating
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 – Yes
Probate – being applied for N/A
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 – No
Planning Permission – No
Accessibility/Adaptations – n/a
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

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Conveyancing

Surveys and EPCs

Property Auctions

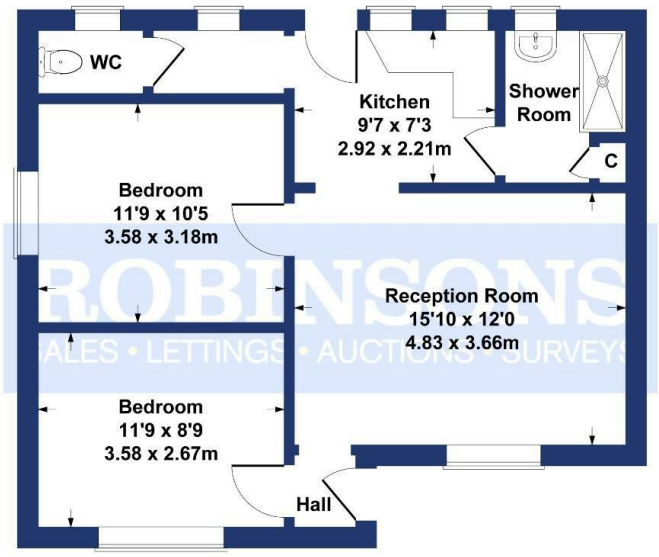
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Oak Gardens Roddymoor

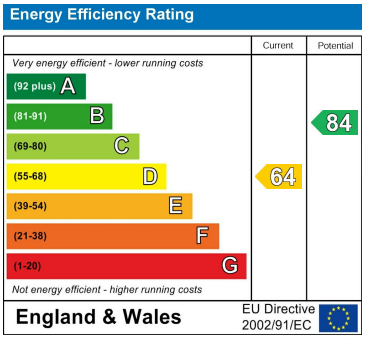
Approximate Gross Internal Area
614 sq ft - 57 sq m



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. 2025



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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.

RICS

ARLA Association of Residential Letting Agents

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