

Gardners Place, Langley Moor, DH7 8XZ
3 Bed - House - Semi-Detached
£950 Per Calendar Month

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SPACIOUS FAMILY HOME * THREE BEDROOM SEMI DETACHED * POPULAR LOCATION * TWO BATHROOMS AND SEPARATE DINING ROOM * UNFURNISHED *

The property benefits from double glazing and gas central heating and briefly comprises: hall, lounge, dining room with French doors to the rear garden, modern kitchen units with built in cooking facilities & integrated dishwasher, utility room. To the first floor there are three bedrooms, master with en-suite and bathroom/wc with white suite with separate shower cubicle. Externally the property enjoys front and rear gardens, decking area, driveway and garage.

Gardners Place is well situated on this high sought after development, which lies within Langley Moor where there are a range of local shops and recreational facilities available. A more comprehensive range of shopping, recreational facilities and good schooling are available within Durham City, which lies approximately 3 miles distant. Langley Moor is well placed for commuting purposes as it lies adjacent to the A(690) Highway, providing good road links to other regional centres.

Council Tax Band - C Annual Cost - £2062.70

EPC Rating - TBC

BOND £950 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers and Pets Considered (Additionally £25pcm for Pet Rent)

Required Earnings: Tenant Income - £34,200 Guarantor Income (If Required) - £36,200

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

AGENTS NOTES

Property Construction – Standard, non-traditional

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

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>

Selective licencing area – no

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord 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.



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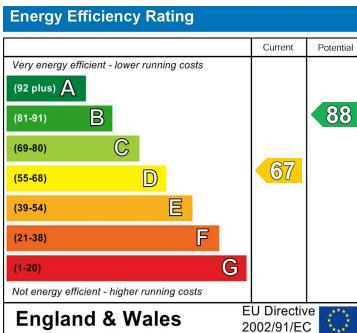
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Dedicated Property Manager



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A Old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonsccls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@wynyardfineandcountry.co.uk

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