Poplar Drive, Gilesgate, DH1 1DR

3 Bed - House - Semi-Detached

£890 Per Calendar Month

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* WELL PRESENTED * EXCELLENT POSITION * CORNER PLOT * OFF-STREET PARKING AND GARAGE * USEFUL UTILITY ROOM AND DOWNSTAIRS WC * STYLISH KITCHEN AND ATTRACTIVE BATHROOM *

Available on an un-furnished basis we offer to let this well presented and pleasantly situated three bedroom semi-detached home. Located in the popular Gilesgate on the outskirts of the historic Durham City, the property briefly comprises: entrance porch, hallway, L shaped living room leading to a dining area, stylish kitchen, useful utility room and downstairs WC. To the first floor there are three well-sized bedrooms and a white suite bathroom. Externally there are well maintained gardens to the front, rear and side with driveway and garage.

In our opinion the property should appeal to a wide variety of potential tenants, particularly families and professionals as it has excellent access to schools, amenities, recreational facilities, Durham university and motoring links and also benefits from uPVC double glazing and gas fired central heating. Early viewing comes recommended to avoid missing out on this excellent opportunity.

Council Tax Band - C Annual Cost - £2222.19

EPC Rating - D

BOND £890.00

Required Earnings: Tenant Income - £32,040.00 Guarantor Income - £32,040.00

Agent Notes

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
Sewerage – Mains
Heating – Gas
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.

REDRESS

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

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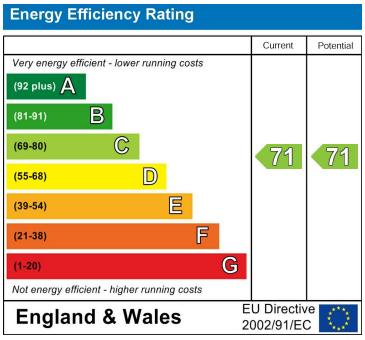

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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

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