



Bow Street

Bowburn DH6 5AL

£695 Per Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Bow Street

Bowburn DH6 5AL



- Well presented
- EPC RATING - E
- Easy access to Durham City and University

- Three good sized bedrooms
- Recently decorated throughout
- Furnished

- Lovely view over a community green
- Easy access to local amenities and A1(M)
- Recently fitted combi boiler

NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY

AVAILABLE IMMEDIATELY - FURNISHED - EASY ACCESS TO DURHAM CITY AND UNIVERSITY

Well presented and offering spacious living accommodation including three good sized bedrooms, viewing is highly recommended for full appreciation.

The impressive floor plan comprises of an entrance hall leading in to the spacious living room with feature fireplace, lovely fitted kitchen, bathroom and rear lobby with access to the rear yard. To the first floor there are two generous double bedrooms and further large single bedroom. Externally there is a well maintained yard and useful brick built shed.

The property has a pleasant outlook over a community green and is within walking distance to a range of local amenities available within Bowburn. There is easy access to Durham City and also to the A1(M) for commuting.

GROUND FLOOR

Entrance Hall

Entered via UPVC double glazed door. Having stairs leading to the first floor, laminate flooring and radiator.

Living Room

14'5" x 13'10" (4.41 x 4.22)

Spacious and well presented reception room with a UPVC double glazed window to the front, feature fireplace housing, radiator and understairs storage cupboard.

Kitchen/Diner

12'6" x 9'0" (3.83 x 2.76)

Lovely fitted kitchen comprising of a range of wall and floor units with contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, built in oven, electric hob with extractor over, plumbing for a washing machine and fridge space. Having tiled splashbacks, tiled flooring, radiator and telephone point. With a UPVC double glazed window to the rear and also to the rear lobby.

Bathroom

8'10" x 4'9" (2.71 x 1.46)

Comprising of a panelled bath with electric shower over, pedestal wash basin and WC. Having part tiled walls, tiled flooring, radiator and UPVC double glazed opaque window to the rear.

Rear Lobby

Having fitted base unit and worktops, tiled flooring, UPVC double glazed window and door to the rear yard.

FIRST FLOOR

Landing

Bedroom One

14'11" x 10'4" (4.55 x 3.17)

Generous double bedroom with a UPVC double glazed window to the front, fitted wardrobes, further storage cupboard housing the combi boiler, coving and radiator.

Bedroom Two

12'7" x 8'11" (3.85 x 2.72)

Double bedroom with a UPVC double glazed window to the rear, coving and radiator.

Bedroom Three

9'0" x 8'8" (2.76 x 2.66)

Well proportioned bedroom with a UPVC double glazed window to the rear, coving and radiator.

EXTERNAL

To the rear of the property is a well maintained yard with external lighting, cold water tap and useful brick built storage shed.

Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to

the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one month's rent.

Deposit / Bond

The security deposit (bond) amount is equivalent to 4 weeks rent.

Reposit - Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

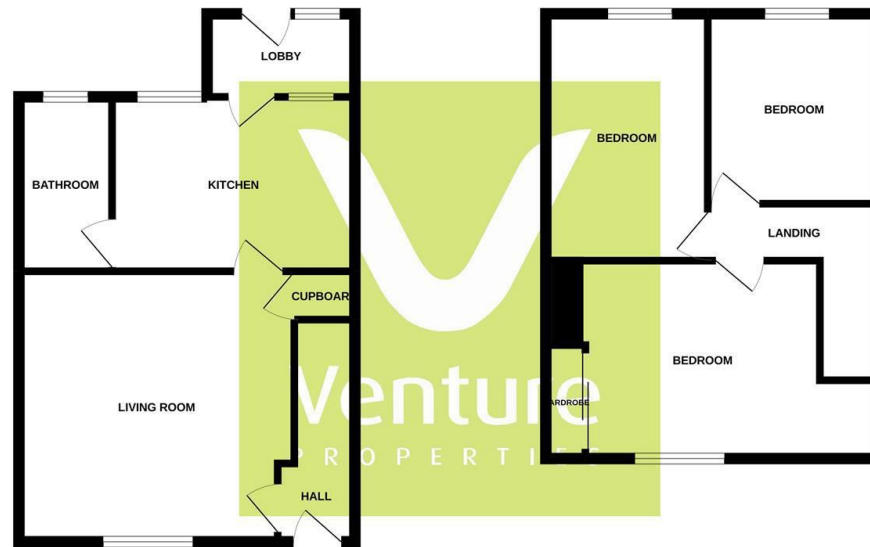
There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Further information is available at www.reposit.co.uk/tenants.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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