STUART EDWARDS









Larch Terrace

Langley Park, Durham DH7 9SY

- MID TERRACED HOUSE
- RECENTLY REFURBISHED
- MODERN DINING-KITCHEN WITH CONTEMPORARY UNITS
- FRONT GARDEN, REAR YARD & LARGE OUTHOUSE
- EPC RATING D
- TWO WELL-PROPORTIONED BEDROOMS
- NEUTRALLY DECORATED LOUNGE
- CONTEMPORARY BATHROOM
- NEW DECOR & CARPETS
- CLOSE TO LOCAL SCHOOLS, SHOPS, TRANSPORT LINKS AND AMENITIES

£650 Per Month

Council Tax Band: A
EPC Rating: D

FULL DESCRIPTION

NEW DECOR & CARPETS **RECENT FULL REFURBISHMENT** **LARGE BRICK-BUILT OUTHOUSE** We are delighted to offer for rent this two bedroom house situated in the heart of the very popular Langley Park, perfect for couples, singles & small families. The property is located close to local schools, shops, transport links and amenities. EPC Rating D.

The accommodation briefly comprises a living room and dining-kitchen which is fitted with a modern range of units. To the first floor there are two well proportioned bedrooms and a contemporary bathroom. Externally there is a rear yard laid with astro turf. One outhouse providing useful storage and a low maintenance garden to the front.

Early viewing is highly recommended to avoid disappointment.

DIMENSIONS

Living Room - 4.77 x 4.18
Kitchen/Diner - 4.75 x 1.80
Bedroom One - 3.82 x 3.51
Bedroom Two - 2.85 x 2.45
Bathroom - 1.77 x 1.55

EPC.

EPC Rating - D
EPC Link -https://find-energy-certificate.service.gov.uk/energy-certificate/8332-5824-7100-0758-5222

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

TENANT FEES.

All fees we charge comply with the Tenant Fees Act 2019 (as amended by the Renters' Rights Act 2025).

A refundable holding deposit of up to one week's rent to reserve a property. This is deductible from the first month's rent (subject to the terms of the holding deposit agreement).

A refundable tenancy deposit of up to five weeks' rent

A charge of up to £50 (or our reasonable costs if higher) for variation, assignment, or novation of a tenancy when requested by the tenant

The reasonable cost of replacing lost keys or security devices (supported by evidence of the actual cost incurred)

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.







1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

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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.