STUART EDWARDS









Dunelm Place

Shotton Colliery, Durham DH6 2RF

- RARELY AVAILABLE
- 3 BEDROOMS
- WELL MAINTAINED & SPACIOUS THROUGHOUT
- AVAILABLE DECEMBER 2026
- LOUNGE-DINER
- KITCHEN
- FAMILY BATHROOM WITH OVER-BATH SHOWER & DOWNSTAIRS WC
- DETACHED SINGLE GARAGE
- ENCLOSED REAR GARDEN
- EASY ACCESS TO PETERLEE, DURHAM CITY, A19 & A1

£750 Per Month

Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION

3 BEDROOMS **RARELY AVAILABLE** **LONG TERM LET** **EASY ACCESS TO PETERLEE, DURHAM, A19 & WIDER REGION** **RECENTLY REFURBISHED** We are delighted to offer this well maintained, spacious 3 bedroom family home to rent, available December 2026. The property is modern & spacious throughout, situated in a pleasant location with ample parking to the rear and a detached single garage. EPC Rating C

Internally, the accommodation comprises: entrance hall, lounge-diner, kitchen, downstairs WC, stairs to 1st floor landing, 2 double bedrooms, 1 comfortable single bedroom and family bathroom with over-bath shower. Externally, there is an enclosed courtyard to the front, and to the rear is a fully enclosed garden, with part lawn and a large wooden deck area.

Shotton Colliery is a popular commuter village located only a couple of minutes from Peterlee and around 20 minutes from Durham City. Both the A19 & A1 are easily accessible, and the village has local amenities including shops and a doctors' surgery.

EPC.

EPC Rating - C
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/8602-7115-0829-2507-4583

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.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.
Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.







1 & 2 Blue Coat Buildings, Claypath,
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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.