



**Hadleigh Court, Coxhoe, DH6 4SJ**  
**2 Bed - House - End Terrace**  
**£725 (From) Per Calendar Month**

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Unfurnished \*\* Ideal First Home or Young Family Property \*\*  
Popular Village Development \*\* Pleasant Cul-de-Sac Position  
\*\* Private Rear Aspect \*\* Driveway Parking \*\* Further Potential  
\*\* Outskirts of Durham

This attractively positioned home is pleasantly situated within a popular residential development, enjoying a quiet cul-de-sac setting and a generous level of privacy to the rear.

The well-planned accommodation comprises an entrance hall leading to a comfortable lounge with a versatile study area or space for a small dining table. To the rear, the fitted kitchen benefits from patio doors opening directly onto the garden and patio area, creating a great space for everyday living and entertaining.

To the first floor are two well-proportioned double bedrooms and a modern bathroom/WC fitted with an over-bath shower.

Externally, the property boasts driveway parking and a generous rear garden which enjoys a pleasant, private outlook. Additional benefits include UPVC double glazing and gas central heating. Early viewing is highly recommended.

Coxhoe is a well-established and popular village located approximately five miles south of Durham City. It offers an appealing balance of village life with excellent access to surrounding countryside and major urban centres.

The village provides a good range of everyday amenities including a Co-operative supermarket, independent shops, post office, chemist, cafés, takeaways and public houses. Healthcare facilities are close by, along with leisure provision such as Active Life @ Coxhoe, offering gym and sports facilities.

Coxhoe is well served by public transport with regular bus services to Durham City, Bishop Auckland, Hartlepool and surrounding areas. For commuters, the village benefits from excellent road links, providing straightforward access north and south to key regional destinations.

Council Tax Band - B Annual Cost - £1804.86

EPC Rating - C

BOND £725 | MINIMUM 6 MONTHS TENANCY

### Specifications

No Pets and No Smokers

Required Earnings Tenant- £26,100.00 Guarantor- £26,100.00

### REDRESS

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

### Agent Notes

Property Construction – Standard

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.



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### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

#### DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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#### WYNYARD

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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 efficient 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.



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