STUART EDWARDS









Gilesgate

, Durham City DH1 1QN

- STUDENT ACCOMMODATION AVAILABLE 2027/2028
- 5 DOUBLE BEDROOMS
- CLOAKROOM/WC, SHOWER ROOM & BATHROOM
- SUPERB CLAYPATH LOCATION – 5 MINUTES' WALK TO DURHAM MARKET PLACE
- POPULAR STUDENT LOCATION – EARLY RESERVATION ADVISED
- £205 PER ROOM PER WEEK – ALL UTILITIES INCLUDED
- OPEN PLAN KITCHEN/DINING/LIVING SPACE
- REAR GARDEN PROVIDING OUTDOOR SPACE
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING THROUGHOUT

£205 Per Week







FULL DESCRIPTION

ACCOMMODATION AVAILABLE 2027/2028.
£205 PER ROOM PER WEEK. INCLUSIVE OF WATER, BROADBAND, TV, GAS & ELECTRIC.
(Utilities are capped at £5500PA)
Situated in the highly convenient Claypath area of Durham City, this well presented five bedroom student property offers excellent access to key Durham University buildings and everyday amenities. Just a short walk from Durham Market Place, the home is ideally placed for Hild & St Bede, Graham Sports Centre, the Science Site, Bill Bryson Library, Elvet Riverside, the Law School, the DSU are all reachable on foot or via regular bus routes.
The accommodation provides a practical and spacious layout across two floors. The ground floor includes an entrance hallway, cloakroom/WC, shower room, and a fully equipped open plan kitchen/dining/living space, along with two double bedrooms. The first floor offers a landing, three further double bedrooms, and a bathroom with electric shower. Externally, the property benefits from a rear garden, providing useful outdoor space.
Located close to shops, cafés, takeaways and supermarkets, the property also enjoys excellent transport connections, with frequent bus services running through Claypath and straightforward road links to the A690, A177 and A1(M). Gas central heating and UPVC double glazing are installed throughout.
With its central location, inclusive utilities and superb access to university sites and sports facilities, early reservation is strongly recommended to avoid disappointment.

ENTRANCE HALL

Double radiator. Stairs to first floor.

SHOWER ROOM
Double shower, wash hand basin, radiator, vinyl flooring and storage cupboard.

CLOAKROOM W.C
Low level wc, wash hand basin and vinyl flooring.

KITCHEN/DINING/LIVING SPACE
11'1" x 10'8"
An open plan living space with a modern range of wall and floor kitchen units, laminate worktops and inset stainless steel sink with mixer tap. Fully equipped and having all appliances. Tiled splashbacks, double radiator, vinyl flooring throughout and dining/living space with sofa, dining table and chairs.

BEDROOM 1
14'11" x 15'0"
Double bed, bedside table, wardrobe, chest of drawers, desk with chair and double radiator.

BEDROOM 2
14'3" x 10'11"
Double bed, bedside table, wardrobe, chest of drawers, desk with chair and double radiator.

LANDING

BEDROOM 3
16'2" x 11'5"
Double bed, bedside table, wardrobe, chest of drawers, desk with chair and double radiator.

BEDROOM 4
15'10" x 11'5"
Double bed, bedside table, wardrobe, chest of drawers, desk with chair and double radiator.

BEDROOM 5
16'2" x 12'0"
Double bed, bedside table, wardrobe, chest of drawers, desk with chair and double radiator.

BATHROOM
Close coupled wc, pedestal wash hand basin, panel bath with electric shower over and glass screen, décor panelled splashback, tiled splashbacks, vinyl flooring and chrome heated towel rail.

ENCLOSED REAR GARDEN

EPC.
EPC Rating - D
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/0070-2806-7133-2800-5321

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 in 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.

TENANT FEES.
A refundable holding deposit of a weeks rent to reserve a















property. This is deductible from the first months rent.

A refundable tenancy deposit of one month’s rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

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.

CLIENT MONEY PROTECTION.

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

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.

WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals.
Our properties are displayed on OnTheMarket.com

RENTERS' RIGHTS ACT 2025.

This rental property is offered at the advertised rent shown in this marketing material. In accordance with the Renters' Rights Act 2025, we will not invite, encourage or accept any bids or offers above this amount.
We welcome applications from all prospective tenants who can demonstrate they can afford the rent. Discrimination against tenants with children or those receiving housing benefits is not permitted.

THE PROPERTY OMBUDSMAN.

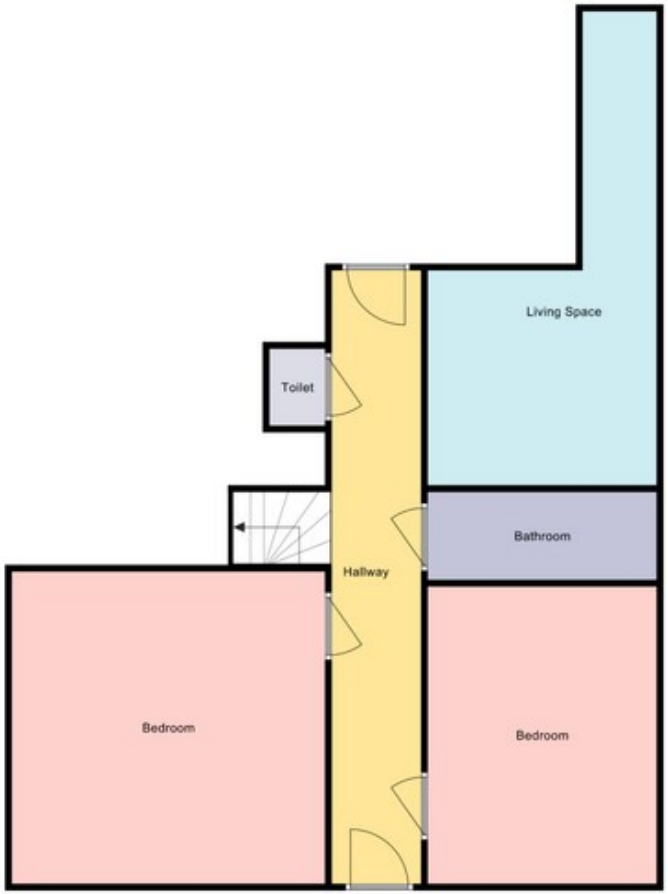
Membership is held with The Property Ombudsman for sales and lettings.

THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

Council Tax Band: Exempt
EPC Rating: D



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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.