



**STUART
EDWARDS**



High Street South

, Langley Moor DH7 8JW

- TERRACED HOUSE
- LOUNGE, NEW KITCHEN & BATHROOM
- NEW FURNITURE
- RECENT RE-DECORATION & FLOOR COVERINGS
- RECENTLY REFURBISHED
- 3 BEDROOMS
- REAR COURTYARD WITH 2 STORAGE SHEDS
- £795 PCM
- 1 MONTHS FREE RENT!

£795 Per Month



Council Tax Band: A
EPC Rating: D

FULL DESCRIPTION

3 bedroom terraced house, ideally suited for tenants working or studying in Durham City due to the fantastic transport links. Internally the property is recently been re-decorated with and has recent flooring, and comprises: new kitchen, new bathroom & lounge to the ground floor, whilst the 1st floor a central landing with large storage cupboard provides access to the 3 bedrooms.. To the rear of the property there is an enclosed courtyard area for recreation, & 2 brick-built storage sheds for storage of bins and bicycles etc. The property has recently undergone full redecoration with replacement carpets, brand new blinds & a new front door will be installed prior to letting, and the property will be fully furnished. The property is fully double glazed, gas combi boiler and is EPC Rated D.

DIMENSIONS

Kitchen - 3.42m x 1.86m
Bathroom - 2.62m x 1.64m
Lounge (ground floor) - 4.37m x 2.66m
Bedroom 1 - 4.27m x 3.17m
Bedroom 2 - 4.14m x 3.51m
Bedroom 3 - 3.19m x 2.12m

EPC

EPC Rating - D
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0745-2845-6697-9698-8821>

Important Info

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.

Property Portals

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Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

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.

THE PROPERTY OMBUDSMAN

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

CLIENT MONEY PROTECTION

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

Thanks

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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.

