



## West View

Esh Winning DH7 9JY

£600 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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## Esh Winning DH7 9JY



- Available January 2026
- EPC RATING C
- New central heating boiler with NEST controls

- Two reception rooms
- Contemporary newly fitted kitchen
- Popular village location

- Two large double bedrooms
- Stylish fitted bathroom
- Modern neutral decor

\*NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY\*

Available to rent January 2026, this superb home has been REFURBISHED to a high standard. Having many notable features including a contemporary modern fitted kitchen with integrated appliances, luxurious fitted bathroom and new combi gas central heating boiler with NEST controls. The property has been rewired, replastered and finished with neutral decor and quality laid floorings. Each room is also fully networked for TV and internet.

The property offers spacious living accommodation including an entrance porch and hall, living room, large dining room opening to a contemporary kitchen with grey gloss units and integrated appliances, rear lobby and luxurious newly fitted bathroom. To the first floor are two large double bedrooms. Externally there is an enclosed yard to the rear.

Enjoying a central position in the village of Esh Winning there are a wide range of local amenities including shops and schools all located within a short walk. There are also excellent road links in to Durham City which is located approximately 6 miles distant.

Viewing is highly recommended for full appreciation.

### GROUND FLOOR

#### Entrance Porch

Entered via a composite door. With a glazed door to the hallway.

#### Hall

Having a radiator and understairs storage cupboard.

#### Living Room

12'0" x 11'5" (3.68 x 3.50)

Well proportioned with a UPVC double glazed window to the front, radiator and recessed feature fireplace.

#### Dining Room

15'1" x 14'8" (4.60 x 4.48)

Further spacious reception room with a UPVC double glazed window to the rear, staircase leading to the first floor and radiator. Opening through to the kitchen creating a fantastic space for modern living and entertaining.

#### Kitchen

9'2" x 7'9" (2.80 x 2.38)

Newly fitted with a quality range contemporary wall and floor units having laminate worktops incorporating a sink and drainer unit with mixer tap, a built in oven and induction hob with extractor over, integrated washing machine and dishwasher. Further features include a UPVC double glazed window to the side and recessed spotlighting.

#### Rear Lobby

Having space for a fridge/freezer, radiator and UPVC double glazed external door to the rear yard.

#### Bathroom/WC

10'6" x 7'10" (3.21 x 2.39)

Stylish newly fitted bathroom comprising of a panelled bath, double width cubicle with mains fed shower, hand wash basin to vanity unit and WC. Further features include two UPVC double glazed opaque windows to the side, recessed spotlighting, chrome heated towel rail and illuminated mirror.

### FIRST FLOOR

#### Landing

With access to each bedroom.

#### Bedroom One

15'2" x 12'0" (4.63 x 3.66)

Generous double bedroom with a UPVC double glazed window to the front and radiator.

#### Bedroom Two

14'9" x 11'9" max (4.50 x 3.60 max)

Further large double bedroom with a UPVC double glazed window to the rear, three built in wardrobes with one housing the newly fitted combi gas central heating boiler, a TV recess and radiator.

### EXTERNAL

To the rear of the property is an enclosed yard with access gate.

### Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

### Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.

### Reposit - Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 4 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

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### Additional Information.

The photos used on this advert were taken prior to the current tenant moving in.

