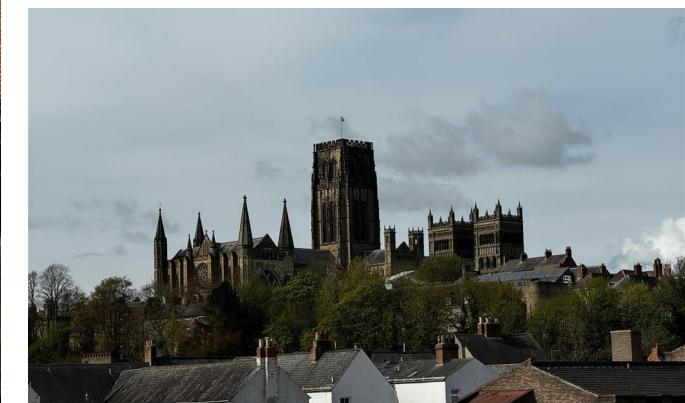


# STUART EDWARDS



## Elvet Waterside , Durham City DH1 3DA

- STUDENT RENTAL ACCOMMODATION
  - 2 ROOMS AVAILABLE
    - FULLY FURNISHED
    - INTEGRAL GARAGE
    - UPVC DOUBLE GLAZING
  - ON THE BANKS OF THE RIVER WEAR
  - £295 PER PERSON PER WEEK EXCLUSIVE OF BILLS
  - AVAILABLE FROM JANUARY 2026
  - GAS CENTRAL HEATING
  - SUPERB LOCATION

**£570 Per Week**



## Council Tax Band: Exempt

## EPC Rating: C

### FULL DESCRIPTION

PRIME STUDENT RENTAL ACCOMMODATION IN A SUPERB LOCATION ON THE BANKS OF THE RIVER WEAR.

AVAILABLE FROM JANUARY 2026, £285 PER ROOM PER WEEK EXCLUSIVE OF BILLS.

Rare to the rental market, we offer this fabulous three storey townhouse with integral garage.

The internal accommodation comprises, entrance hallway, communal lounge area, cloakrooms/WC and a useful utility room with automatic washing machine. Stairs to the first floor provide access to a fully equipped kitchen and 2 double bedrooms. Located on the second floor is a landing fitted with three storage cupboards, double bedroom with en-suite and a communal bathroom. On the third floor is a further double bedroom.

Softwood double glazed windows throughout and gas central heating with radiators to all rooms.

This property can only be let to 2 students as the property does not hold an HMO license.

Internal inspection is essential.

### EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/7700-0374-0022-8304-3543>

### 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.

### 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.

### 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.

### THE PROPERTY OMBUDSMAN.

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

### THANKS.

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.

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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.

