STUART EDWARDS









Sawmills Lane

Brandon Village, Durham DH7 8ST

- STUDENT ACCOMMODATION
- 3 ROOMS AVAILABLE
- UTILITIES INCLUDED
- PARKING AVAILABLE
- EXCELLENT TRANSPORTATION LINKS
- FIRST FLOOR FLAT
- £575PCM PER ROOM
- FULLY FURNISHED
- 4 MILES FROM DURHAM CITY
- RECENTLY REFURBISHED AND DECORATED

£575 Per Month

Council Tax Band: A
EPC Rating:

Full Description
Exceptional rental flat above The Bay Horse Inn Pub.
Available on a room by room basis.
£575PCM PER ROOM, INCLUSIVE OF UTILITIES to both professional sharers or students.
Utilities include, gas, electricity, water and broadband.
SORRY STRICTLY NO PETS, CHILDREN OR SMOKERS.
Recently refurbished and decorated throughout the internal living accommodation comprises, entrance, landing, neutrally decorated lounge with sofa and TV, fully equipped kitchen with breakfast bar and seating, 3 fully furnished double bedrooms and modern shower room.
Externally off road parking is provided to the rear of the pub.
Benefiting from gas central heating and UPVC double glazing.
Brandon is well serviced with a wide range of local amenities which including its own doctors surgery, pharmacy, supermarket, library and post office. With great road and transportation links, Durham City lies approximately 4 miles away.
Sure to prove extremely popular, therefore early reservation is recommended to avoid disappointment.

Room Dimensions
Landing
Lounge 3.29m x 4.68m
Kitchen 4.88m x 2.71m
Bedroom 3.88m x 4.44m
Bedroom 5.97m x 3.86m
Bedroom 3.83m x 4.31m
Bathroom 2.85m x 1.95m

EPC
EPC Rating - C
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/1634-8927-8782-9657-9447

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

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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.