STUART EDWARDS



# Summerville

Viaduct, Durham City DH1 4QH

- AVAILABLE FOR THE 2027/2028 ACADEMIC YEAR
- £190 PER ROOM, PER WEEK EXCLUSIVE OF BILLS
- KITCHEN & UTILITY ROOM
- ARRANGED OVER THREE FLOORS
- PRIME VIADUCT LOCATION
- FIVE BEDROOM STUDENT ACCOMMODATION
- SPACIOUS LOUNGE/DINING AREA
- BATHROOM, SHOWER ROOM & ADDITIONAL WC
- ENCLOSED REAR YARD

## £190 Per Week













**FULL DESCRIPTION**
STUDENT ACCOMMODATION AVAILABLE 2027/2028 - £190 PER ROOM, PER WEEK EXCLUSIVE OF BILLS

Situated in a highly desirable and convenient Viaduct location within Durham City, this well-presented five-bedroom student property offers spacious accommodation over three floors and is ideally positioned for access to university facilities and everything the city has to offer. Within easy reach of Durham University academic buildings, the Bill Bryson Library, Durham Students' Union and the vibrant city centre, students can enjoy both convenience and an excellent social lifestyle.

The accommodation comprises four generous double bedrooms and one single bedroom, making it ideal for a group of five students. The property benefits from a spacious communal lounge and dining room, fitted kitchen, utility area, ground floor bathroom, first floor shower room and an additional WC serving the upper floor. Many of the bedrooms enjoy dual-aspect windows, creating bright and airy living spaces throughout.

Residents will benefit from being just a short distance from an array of local amenities including supermarkets, cafés, restaurants, bars and shops. The property is also perfectly located for enjoying Durham's beautiful outdoor spaces, with the River Wear walks, Wharton Park, Observatory Hill and other recreational areas nearby, providing excellent opportunities for exercise, relaxation and socialising.

Externally, there is an enclosed rear yard, while further benefits include gas central heating and UPVC double glazing throughout.

Student properties in locations of this calibre are always in high demand, and early reservation is strongly recommended to avoid disappointment.

**GROUND FLOOR**

**ENTRANCE HALLWAY**

**BEDROOM 3**
12'6" x 10'6"

**LOUNGE/DINING ROOM**
17'1" x 10'2"

**KITCHEN**
10'2" x 7'3"

**UTILITY ROOM**
6'11" x 6'11"

**BATHROOM**
8'2" x 6'11"

**FIRST FLOOR LANDING**

**SHOWER ROOM**
6'11" x 6'11"

**BEDROOM 2**
12'6" x 10'6"

**BEDROOM 4**
10'6" x 7'3"

**BEDROOM 5**
10'2" x 7'3"

**SECOND FLOOR LANDING**

**BEDROOM 1**
13'9" x 12'2"

**WC**

**REAR YARD**

**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.

**EPC.**
EPC Rating - D
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/0859-2801-6986-9428-5091

**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.

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

**WEBSITE COVERAGE**
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.

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

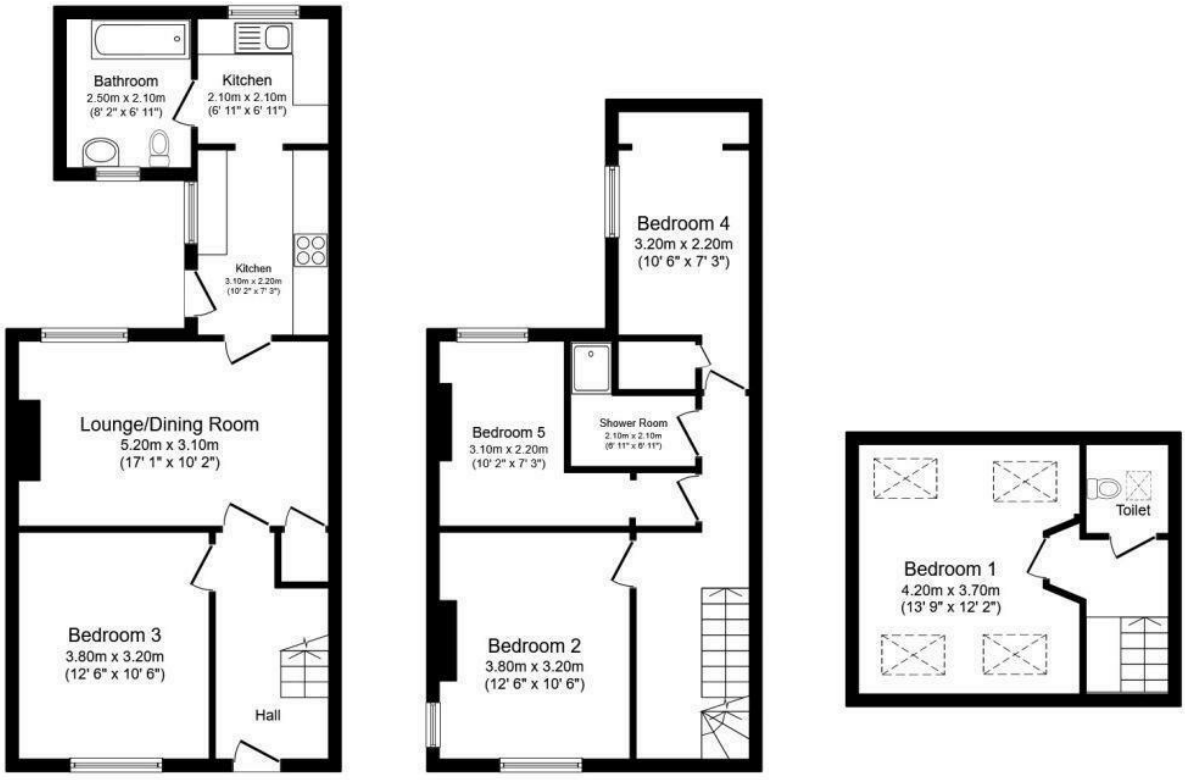
Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



**Council Tax Band: Exempt**
**EPC Rating: D**








Total floor area 121.0 sq. m. (1,302 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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.