



GSC GRAYS

PROPERTY • ESTATES • LAND



5, Summerlea, Victoria Road  
Barnard Castle, County Durham, DL12 8NY  
£500 Per Calendar Month



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£500 Per Calendar Month



## Situation & Amenities

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible.

## Description

5 Summerlea is a two bedroom ground floor apartment which is closely placed to the town centre of the historic market town of Barnard Castle. Accommodation briefly comprises: Communal entrance. Hallway. Kitchen including fitted wall and base units, contoured work surface, tiles to splashbacks, integral fridge/freezer, integral washing machine, integral oven, integral gas hob, integral extractor hood and a stainless steel sink with mixer tap and draining board. Living room. Two bedrooms. Bathroom including a panelled bath with Mira shower over, WC and hand wash basin. Externally, there is one parking space.

## Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 or 12 months at a rental figure of £500 per calendar month, payable in advance by standing order. In addition, a deposit of £576 shall also be payable prior to occupation.

## Referencing

The Landlord's agent will take up references through a

referencing agency. The obtaining of such references is not a guarantee of acceptance.

## Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

## Insurance

Tenants are responsible for the insuring of their own contents.

## Smoking

Smoking is prohibited inside the property.

Tel: 01833 637000

## Pets

Pets shall not be kept at the property.

## Services

Mains electricity, drainage and water. Gas fired central heating.

## Local Authority

Durham County Council.

## Council Tax

For Council Tax purposes the property is banded B.

## Particulars

Particulars written October 2020.

## Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

## Road Map



## Hybrid Map

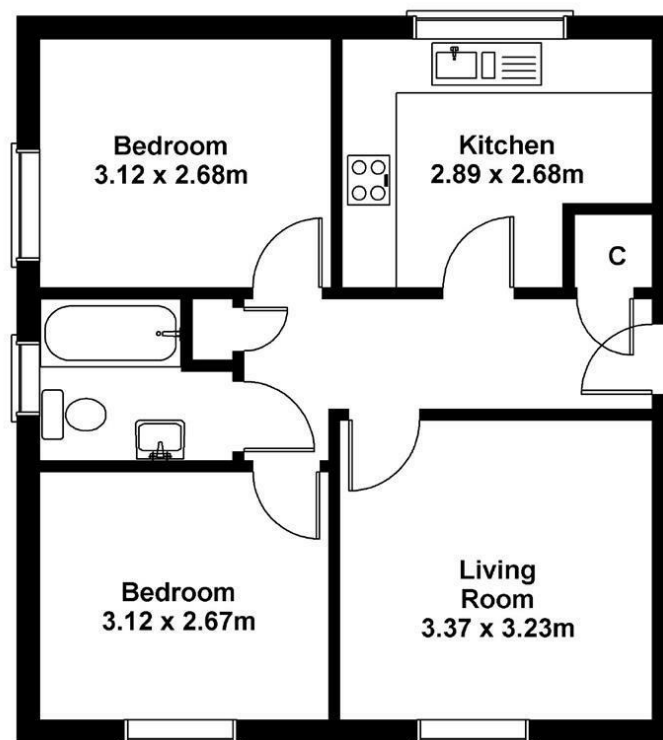


## Terrain Map



## Floor Plan

### 5 Summer Lea Barnard Castle



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
[www.potterplans.co.uk](http://www.potterplans.co.uk)

## Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

