



GSC GRAYS

PROPERTY • ESTATES • LAND



## 1, Mill Riggs

Gill Lane Barnard Castle, DL12 9BT

£825 Per Calendar Month



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## Situation and Amenities

Barnard Castle town centre 0.7 miles, Richmond 16 miles, Bishop Auckland 16 miles, Darlington 17 miles, Durham 26 miles (please note all distances are approximate). The property is located in the sought after village of Startforth, west of the historic and popular market town of Barnard Castle. 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. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

## Description

A modern, detached bungalow with superb views overlooking the River Tees and Barnard Castle. The property offers spacious living accommodation including a sitting room with multi fuel stove, dining kitchen, conservatory, two double bedrooms (one with a dressing room) and a bathroom. To the rear there are sloping lawned gardens and sloping flower beds to the front with steps leading down to the shared driveway and private graveled parking area for two cars. Neutrally decorated throughout, available unfurnished and on a long term basis. Available immediately.

## Accommodation

Door to:

### Entrance Vestibule

With radiator and a door to the living room.

### Living Room

Pleasantly sized reception room with a large double glazed window overlooking the River Tees and towards Barnard Castle. Radiator and a multi fuel stove. Door to:

### Inner Hall

With attic access hatch, airing cupboard and doors leading off to the remaining accommodation.

### Dining Kitchen

Comprising a variety of fitted wall and base units with contrasting work surface, tiled splashbacks, stainless steel sink with mixer tap and draining board and the following integrated appliances: electric oven, electric hob, extractor hood, dishwasher, fridge and freezer. There is also a radiator, double glazed window to the rear aspect, vinyl flooring, door to the utility room and double doors to the conservatory.

### Utility

Fitted work surface and shelving. Plumbing for washing machine. Hot water cylinder and vinyl flooring.

## Conservatory

Accessed off the dining kitchen is a conservatory with numerous double glazed windows overlooking the garden, along with double doors opening to the exterior.

## Bedroom One

To the front aspect with a double glazed window, providing stunning views of the River Tees and Barnard Castle. This room also has a radiator and door to a walk-in wardrobe.

## Bedroom Two

To the rear garden, another double bedroom with a radiator and double glazed window.

## Bathroom

Comprising of a bath with electric shower over, WC, vanity hand washbasin, heated towel rail, obscure double glazed window.

## Externally

The parking area is accessed off Gill Lane along a tarmac lane which also leads to next door. The tarmac lane belongs to next door (number 2) and 1 Mill Riggs enjoys a right of way across it to access the gravelled parking area which creates off street parking facilities for 2 cars. A tarmac path with steps leads gradually up to the entrance door of the bungalow. The front garden is tiered with planted areas. To the side of the property is a useful wooden shed and access to the rear garden which is sloped and mainly laid to lawn, enclosed by fencing.

## Services

Mains electricity, drainage and water are connected. Electric radiators.

## Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 months at a rental figure of £825 per calendar month, payable in advance by standing order. In addition, a deposit of £950 shall also be payable prior to occupation.

## References

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 and Pets

The property is not available to let for any applicants who smoke. Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

### Local Authority and Council Tax Band

Durham County Council. For Council Tax purposes the property is banded D.

### Particulars

The particulars and photographs taken in April 2021.

### Viewings

Strictly by appointment with GSC Grays of Barnard Castle.

### 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



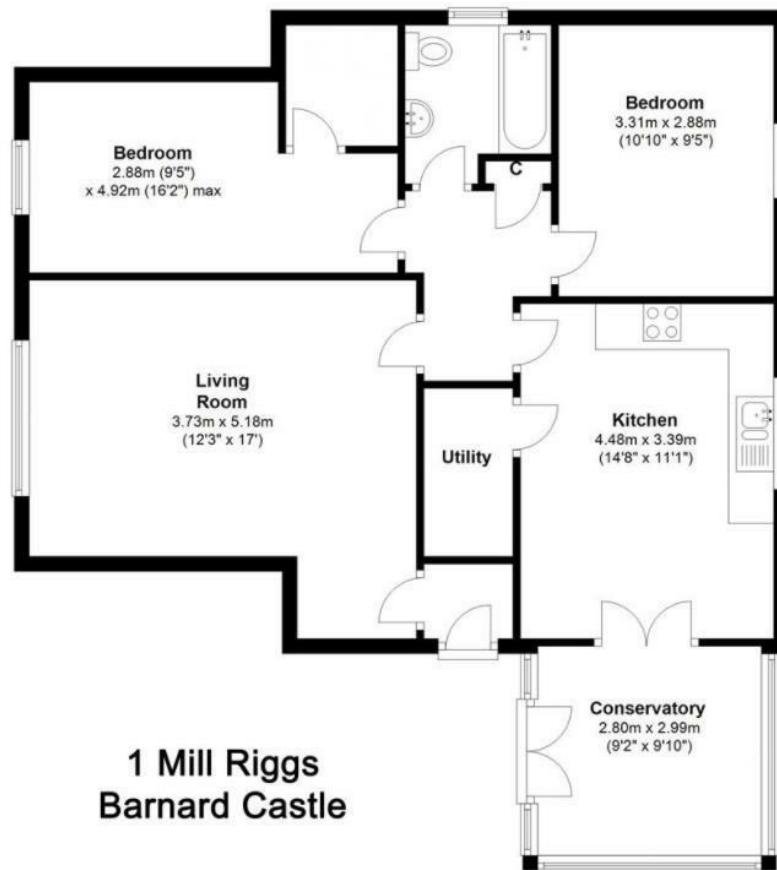
## Hybrid Map



## Terrain Map



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

## 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

