



GSC GRAYS

PROPERTY • ESTATES • LAND



## 8, The Square

Greta Bridge Barnard Castle, County Durham, DL12 9SD

£675 Per Calendar Month



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£675 Per Calendar Month



## Situation & Amenities

Barnard Castle 3.5 miles, Richmond 11 miles, Darlington 18 miles, Northallerton 27 miles, Durham 39 miles, Newcastle 52 miles, Durham Tees Valley Airport 24 miles, A1(M) 9 miles. Please note that all distances are approximate. Nearby Barnard Castle has many facilities, with both recognised and local retailers, Post Office and a number of primary and secondary schools, including Barnard Castle and Teesdale. Golf courses can be found at Barnard Castle, Richmond and Darlington. Horseracing at Catterick, Ripon, York, Sedgefield and Wetherby. Theatres at Darlington, Richmond and Durham.

## Description

8 The Square is a two bedroom barn conversion which is located within the delightful rural hamlet of Greta Bridge. The property has accommodation briefly comprising: Entrance hall. Downstairs WC/utility room. Open plan living/dining/kitchen which offers fitted wall and base units, contoured work surface, integral dishwasher, integral oven, integral hob, integral fridge, integral freezer, integral extractor hood, stone flagged flooring, multiple windows, access to storage cupboard which also houses the boiler, space for soft seating and space for dining table and chairs. First floor landing. Two double bedrooms with characterful beamed ceilings. Bathroom offering a bath with hand held shower, pedestal wash hand basin, WC, heated towel rail and access to airing cupboard. There is also floored roof storage accessed from the landing with retractable ladder. Externally the property boasts a good sized enclosed rear garden which enjoys the benefit of a garden shed, pond, planted borders and views across neighbouring fields. There is also an external store for refuse storage.

## Note

Please note that a charge of £12.50 per calendar month is payable to the landlord in respect of water and drainage.

## Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 months at a rental of £675 per calendar month, payable in advance by standing order. In addition, a deposit of £778 shall also be payable prior to occupation.

## 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.

## References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

### Insurance

Tenants are responsible for the insuring of their own contents.

### Smoking

Smoking is prohibited inside the property.

### Pets

Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

### Council Tax

For Council Tax purposes the property is banded D.

### Local Authority

Durham County Council Tel: 03000 26 00 00.

### Viewings

Strictly by appointment only via GSC Grays. Tel: 01833 637000.

### Particulars

Particulars written and photographs taken June 2016.

## Road Map



## Hybrid Map

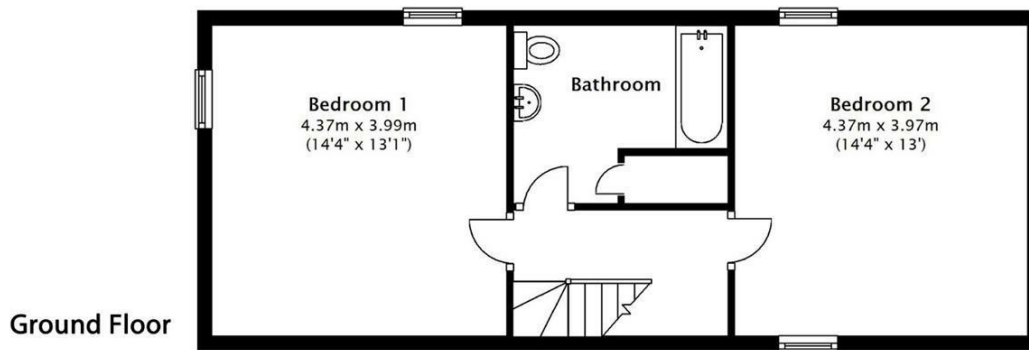
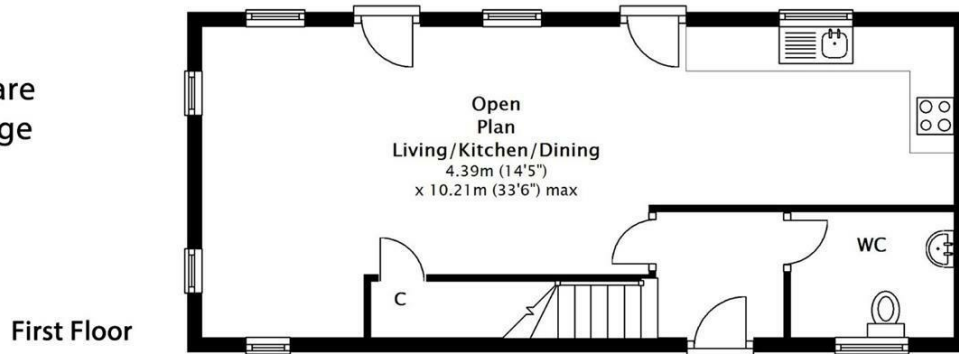


## Terrain Map



## Floor Plan

8 The Square  
Greta Bridge



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

