



david bailes
property professionals

St. Helier Way,
East Stanley, DH9 0UT

- 3 Bedroom Mid Terrace Bungalow
- Available Immediately
- Lawn Gardens To The Front And Rear
- Single Garage At The Rear

£700 pcm
EPC Rating D
Holding Deposit £161
Security Deposit £807





Property Description

Set within a popular East Stanley estate a 3 bedroom mid terraced bungalow, offers an ideal cosy home. Briefly comprising a porch, hallway, large lounge/diner, kitchen with slot in cooker, three bedrooms and a bathroom. To the front and rear there are lawn gardens plus an attached single garage to the rear. Gas combi central heating, uPVC double glazing and an EPC rating D.

ENTRANCE HALL

uPVC double glazed door open to a long hallway given access to all rooms, storage cupboard.

KITCHEN/BREAKFAST ROOM

8' 11" x 12' 3" (2.73m x 3.74m) Fitted with a new range of wall and base units, complimentary work surfaces with matching upstands, slot in electric cooker with splash back, plumbed in washing machine, sink and drainer, radiator, cupboard housing the gas combi central heating boiler, vinyl flooring, uPVC double glazed window.





LOUNGE/DINER

21' 10" x 12' 3" (maximum) (6.66m x 3.74m) A spacious room with feature fireplace and electric fire, four wall mounted lights, radiator, uPVC double glazed window with lovely views over woodland.

BEDROOM 1

13' 5" x 11' 1" (4.11m x 3.40m) Fitted with a range of wardrobes, radiator, uPVC double glazed window with blinds and curtains.

BEDROOM 2

10' 0" x 9' 10" (3.06m x 3.01m) uPVC double glazed window with curtains and views over woodland, radiator.



BEDROOM 3 / OFFICE

6' 9" x 9' 10" (2.06m x 3.01m) Radiator, ceiling skylight.

BATHROOM

5' 4" x 6' 8" (1.65m x 2.04m) Fully tiled walls, panel bath with thermostatic shower over, shower screen, WC, pedestal wash basin, radiator, towel rail, wall mounted mirror and cupboard, radiator, skylight and extractor fan installed.

GARAGE

Attached single garage with up and over door.



EXTERNAL

To the front is a open lawn garden stocks with shrubs and paved footpath installed which leads to an enclosed porch with steps to the hallway front door. To rear - lovely lawn garden stock with shrubs and enclosed by hedging with access gate, block paved patio and tarmac access footpath.

COSTS

Rent: £700 PCM

Security Deposit: £807

Holding Deposit: £161

Minimum Tenancy Term: 6 Months



REFERENCE AND CREDIT CHECKS

A holding deposit equal to 1 weeks rent is payable upon the start of your application.

Successful Applicants - any holding deposit will be offset against the initial rent or deposit, with the agreement of the payee.

Under the Tenant Fee Act 2019: The Holding Deposit will become non-refundable, should you fail your reference and credit checks, if you provide misleading information or fail to declare a county court judgement (CCJ) or an (IVA) on your application form or the nominated guarantor application form. We allow up to



15 days for all checks to be completed. Should you have any concerns regarding these checks, please notify a member of staff before you make payment.

Tenant(s) minimum yearly income affordability to pass the credit check is calculated at 2.5 times the yearly rent.

(Example: Rent of £700 PCM x 12 = £8,400 x 2.5 = £21,000) This minimum income can be shared on a joint tenancy only.

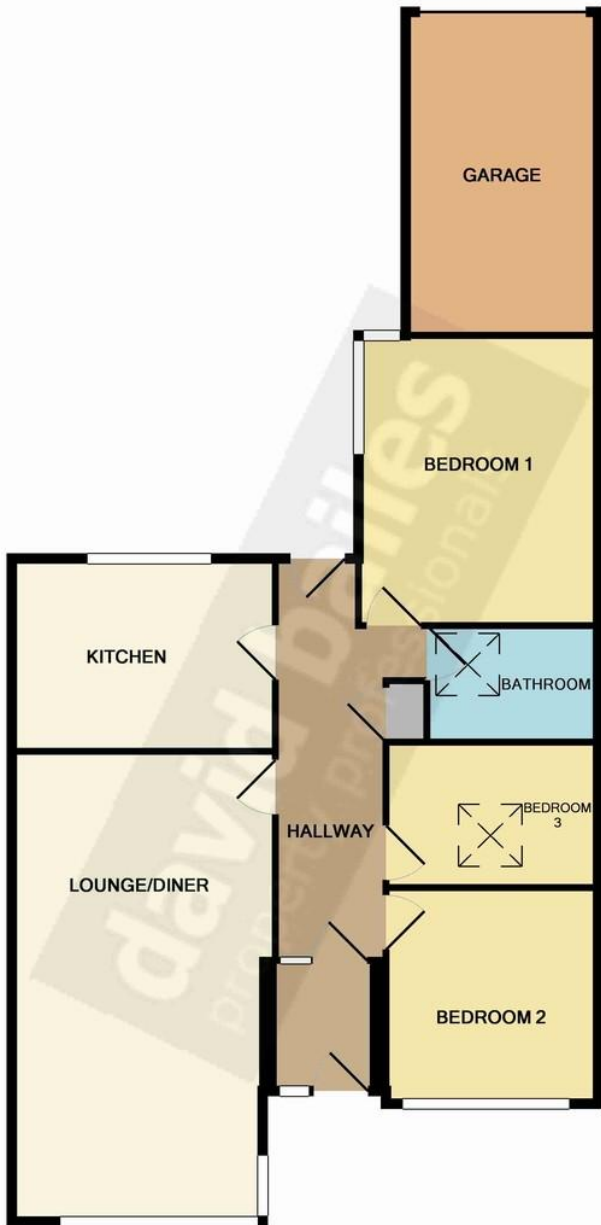
Working Guarantor minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent.

(Example: Rent of £700 PCM x 12 = £8,400 x 3 = £25,200) (Or hold savings or pension(s) equal or more than this amount)

Please note: if you are claiming basic Housing Benefits or basic Universal Credit, or your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.

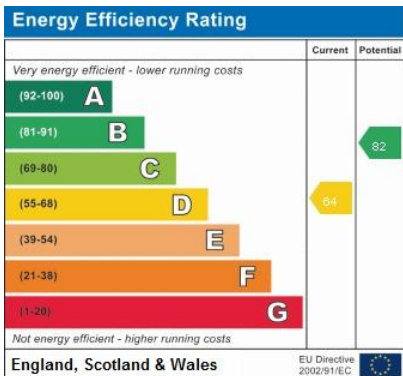






TOTAL APPROX. FLOOR AREA 92.3 SQ.M. (994 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2016



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Anthony House
 Anthony Street
 Stanley
 County Durham
 DH9 8AF

www.davidbailes.co.uk
 info@davidbailes.co.uk
 01207231111

Mon – Fri 9am – 5.30pm
 Sat – 9am – 3pm

