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property professionals

Coates Close,
South Stanley, DH9 6XA

- 2 Bedroom Semi Detached
- Recently Updated
- Spacious Lounge
- Kitchen/Diner With Integrated Cooking Appliances

£550 pcm
EPC Rating D
Holding Deposit £126
Bond £634





Property Description

A well presented and redecorated 2 bedroom Semi Detached house providing a lovely cosy home. The property is warmed by gas combi central heating and full uPVC double glazing. Briefly comprises of entrance lobby, spacious lounge, kitchen/diner with integrated cooking appliances, utility room, 2 double sized bedrooms with new carpets, bathroom suite with shower over and separate WC. Enclosed rear garden and open plan front garden. EPC D and Council Tax Band A.

ENTRANCE LOBBY

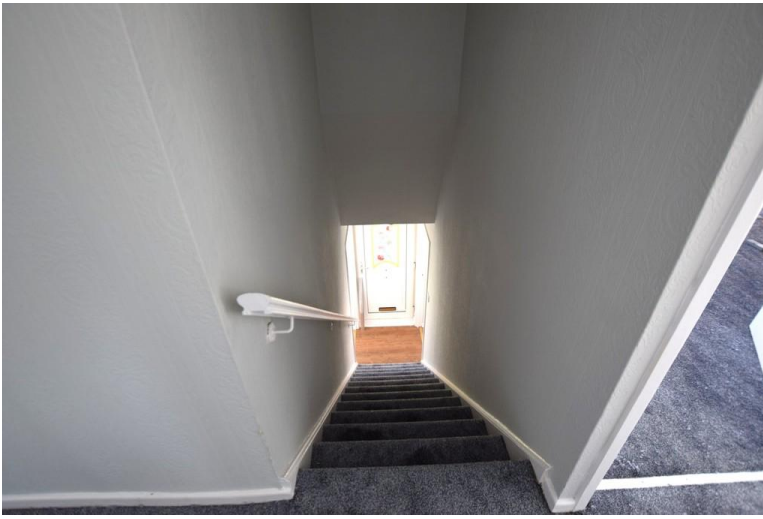
uPVC double glazed window, staircase to the first floor.

LOUNGE

17' 5" x 10' 5" (5.33m x 3.20m) A spacious room with 2 radiators and laminate flooring.

KITCHEN/DINER

17' 5" x 9' 4" Max (5.33m x 2.85m) Fitted wall and base units, complimentary work surfaces, tiled splash



backs, integrated oven and electric cooking hob, extractor unit over, sink and drainer, 2 radiators, 2 uPVC double glazed windows, laminate flooring.

UTILITY ROOM

6' 1" x 10' 7" Max (1.87m x 3.24m) Plumbing for washing machine, and space for dryer, uPVC double glazed window, radiator, wooden side exit door, built in under stair cupboard.

FIRST FLOOR

Landing, built in cupboard with gas combi central heating boiler, loft access.

BEDROOM 1

15' 2" x 10' 7" (4.63m x 3.23m) Two built in storage cupboards with hanging rails, uPVC double glazed window and radiator.

BEDROOM 2

11' 8" x 9' 3" (3.58m x 2.84m) uPVC double glazed window, radiator.

BATHROOM

5' 6" x 5' 4" (1.70m x 1.64m) Panel bath with electric shower over, PVC panel splash backs and ceiling, pedestal wash basin, radiator, uPVC double glazed window.

SEPARATE WC

7' 4" x 2' 6" (2.25m x 0.78m) WC, uPVC double glazed window.

EXTERNAL

To front - open plan lawn garden. To rear - garden enclosed by fencing.

COSTS

Rent: £550 PCM

Holding Deposit: £126

Security Deposit: £634

Minimum Tenancy Term: 12 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 £550 PCM x 12 = £6,600 x 2.5 = £16,500) 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 £550 PCM x 12 = £6,600 x 3 = £19,800) (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.







GROUND FLOOR
APPROX. FLOOR
AREA 35.8 SQ.M.
(385 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.0 SQ.M.
(377 SQ.FT.)

TOTAL APPROX. FLOOR AREA 70.8 SQ.M. (762 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
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales 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 their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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