



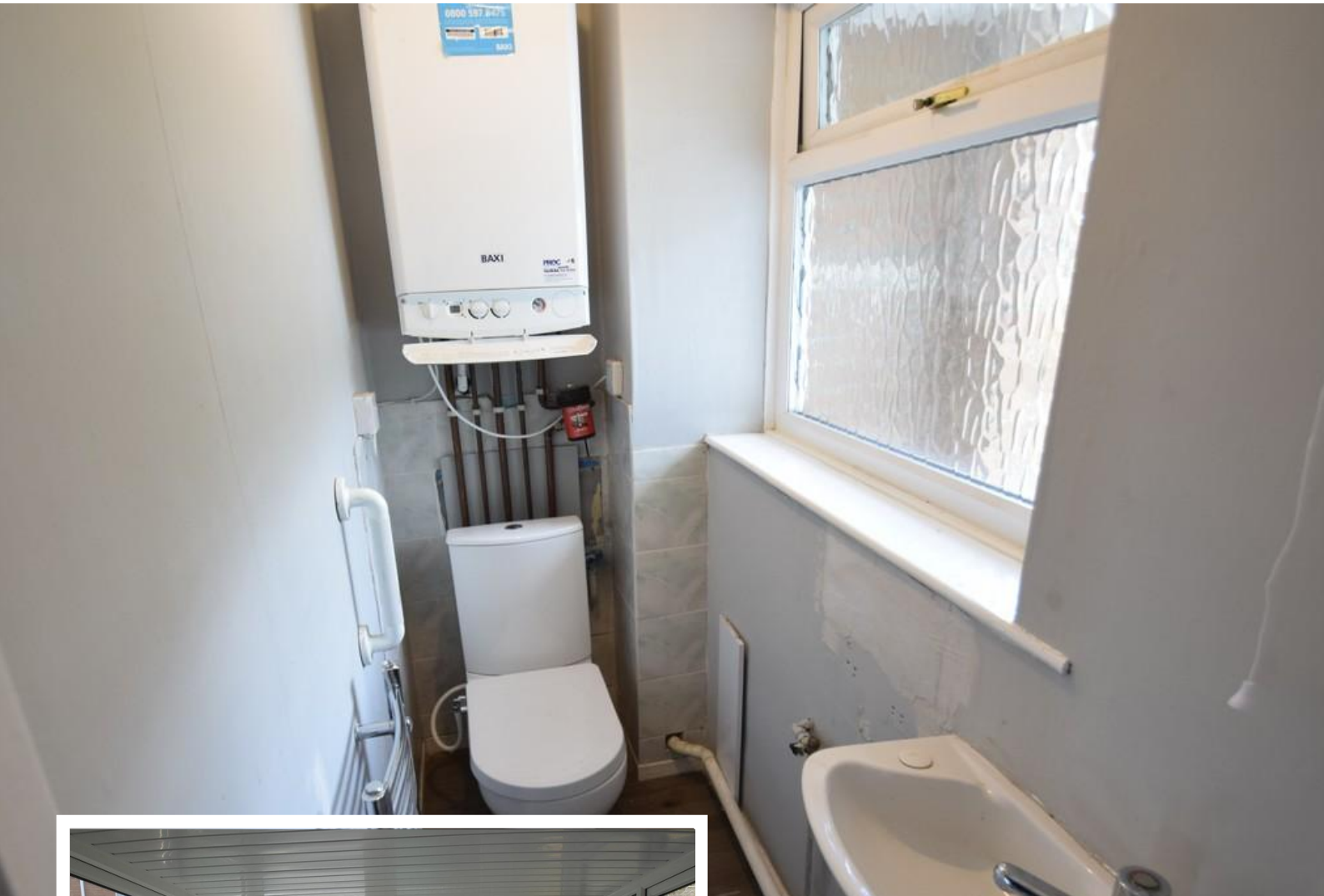
david bailes
property professionals

Epworth,
Tanfield Lea, Stanley, DH9 9UJ

- 3 Bedroom Semi Detached
- Cosy Family Home
- Kitchen With Cooking Range
- Lounge With Feature Fireplace

£675 pcm
EPC Rating C
Holding Deposit £0
Bond £778





Property Description

A spacious 3 bedroom Semi-detached house located within the popular Tanfield Lea Village. An ideal cosy family home is warmed by gas combi central heating and full UPVC double glazing. Benefits from a spacious lounge/diner, a small garden to both the front and rear. Accommodation comprises of entrance porch and hall, lounge/diner with fireplace, kitchen with integrated cooking range, downstairs WC and 3 good sized bedrooms and bathroom. EPC Rating C, Council Tax Band A.



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COSTS

Rent: £675 PCM

Security Deposit: £778

Holding Deposit: £155

Minimum Tenancy Term: 12 Months

Council Tax Band: A

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 £675 PCM x 12 = £8,100 x 2.5 = £20,250) 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 £675 PCM x 12 = £8,100 x 3 = £24,300) (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.



ENTRANCE PORCH

UPVC part glazed entrance door, grey wood effect laminate flooring, built in storage cupboard.

LOUNGE/DINER

10' 2" x 23' 11" (3.1m x 7.3m) UPVC double glazed windows, two central heating radiators, grey wood effect laminate flooring, feature fireplace with decorative surround.

KITCHEN

10' 9" x 10' 5" (3.3m x 3.2m) Well fitted kitchen with a range of matching wall, floor and drawer units with

contrasting worktops, incorporating an integrated electric fan oven with gas hob and extractor hood over. UPVC double glazed windows, breakfast bar, stainless steel sink with draining board, dishwasher, plumbed for automatic washing machine, central heating radiator, grey wood effect laminate flooring.

HALLWAY

Stairs to first floor landing, grey wood effect laminate flooring, built in storage cupboard.

DOWNSTAIRS WC

2' 11" x 3' 11" (0.9m x 1.2m) Chrome heated towel rail, wall mounded wash hand basin, low level wc, upvc double glazed window and wall mounted combi boiler.

REAR PORCH

9' 2" x 8' 6" (2.8m x 2.6m) UPVC double glazed windows and door leading to rear garden.

FIRST FLOOR LANDING

stairs up to the first floor landing, UPVC double glazed window, loft access.

BEDROOM 1

10' 9" x 10' 2" (3.3m x 3.1m) Grey wood effect laminate flooring, central heating radiator, UPVC double glazed window and built in sliding wardrobes.

BEDROOM 2

9' 6" x 10' 2" (2.9m x 3.1m) Grey wood effect laminate flooring, central heating radiator, UPVC double glazed window.

BEDROOM 3

12' 1" x 12' 9" (3.7m x 3.9m) Grey wood effect laminate flooring, two UPVC double glazed windows, central heating radiator.

BATHROOM

5' 10" x 10' 9" (1.8m x 3.3m) Good sized bathroom fitted with a shaped bath with mains fed shower over and glazed shower screen, low level wc, wash hand basin set in vanity unit, tiled flooring, UPVC double glazed window, extractor fan.

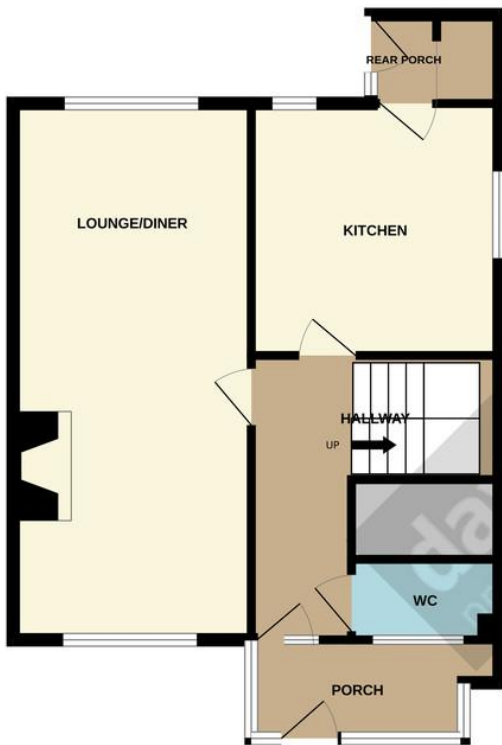
EXTERNALLY

Front Garden is mainly paved with path leading to the entrance door.

To the rear the garden is low maintenance with an external tap and metal storage shed.



GROUND FLOOR
50.9 sq.m. (548 sq.ft.) approx.



1ST FLOOR
45.9 sq.m. (494 sq.ft.) approx.



TOTAL FLOOR AREA : 96.8 sq.m. (1042 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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