



GSC GRAYS

PROPERTY • ESTATES • LAND



11, Church Mews

Winston, County Durham, DL2 3RL

£650 Per Calendar Month



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Situation & Amenties

Barnard Castle 6 miles, Darlington 11.5 miles, Richmond 12.5 Miles, Durham 22 miles, Newcastle 40 miles, A1 (M) 15 miles. Please note all distances are approximate. The property is ideally situated for easy access to the local towns of Darlington, Richmond and Barnard Castle, whilst the cities of Newcastle, Durham, York and Leeds are within easy reach. Main line train stations can be found at Darlington and Durham, with International Airports at Newcastle and Leeds Bradford. The A66 and A1 (M) are easily accessible, bringing many areas within commuting distance.

Accommodation

Door to:

Hall

With staircase to the first floor and doors leading off to the two reception rooms.

Living Room

To the front aspect with a double glazed window, radiator, fire and a door through to the dining/kitchen.

Dining Kitchen

To the rear aspect with far reaching countryside views from two double glazed windows. There are a variety of fitted units with contrasting work surface, stainless steel sink with mixer tap and draining board and the following integrated appliances. Electric double oven and electric hob. There is space for an American style fridge/freezer. The central heating boiler is located within the kitchen, there is also a radiator, under stairs storage cupboard and doors leading off to the utility room and pantry.

Utility

Comprising of some fitted units with contrasting work surface, plumbing for washing machine, double glaze window to the side aspect and a door to a WC.

WC

Comprising of a WC, hand washbasin and an obscure double glazed window.

Pantry

Comprising of a double glazed obscure window to the side aspect and fitted shelving.

Sitting Room

Slightly larger than the first reception room. To the front aspect with a double glazed window, two radiators.

Rear Entrance Hall

Providing storage and a door to the exterior.

First Floor Landing

To the rear aspect with a large double glazed window, radiator, attic access hatch and door leading off to the two bedrooms and shower room.

Bedroom One

Dual aspect with double glazed windows to both the front and rear elevations. There is an over stairs storage cupboard.

Bedroom Two

A smaller double bedroom to the front aspect with a double glazed window, radiator and over stairs storage cupboard.

Shower Room

Comprising of a shower cubicle, pedestal wash handbasin, WC, heated towel rail, obscure double glazed window to the rear aspect and an airing cupboard.

Externally

A block paved driveway, creating off street parking for two vehicles. Low maintenance, paved/gravelled and planted front garden area. Vegetable garden to the side aspect adjoining the Village Hall. Enclosed lawned rear garden. Garage with electric roller door, power supply and lighting.

Note

Please note all of the electrical appliances which are in the property are provided by gesture of good will by the landlord and should they become faulty will not be replaced or repaired. The electrical goods are not the responsibility of the landlord or GSC Grays. Tenants will need to provide their own white goods and electrical appliances should any of the existing items need replacing.

Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £650 per calendar month, payable in advance by standing order. In addition, a deposit of £750 shall also be payable prior to occupation.

Tel: 01833 637000

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

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.

Local Authority

Durham County Council.

Services

Mains electricity, drainage and water. Oil fired central heating.

Council Tax

For Council Tax purposes the property is banded E.

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.



