



GSC GRAYS

PROPERTY • ESTATES • LAND



## 6 Teesdale House, Galgate

Barnard Castle, County Durham, DL12 8EZ

£625 Per Calendar Month



UNDER REFERENCE

6 Teesdale House is a well presented two bedroom first floor apartment with an elevated view over Galgate. The property benefits from lift access and a modern/contemporary feel. Available to let immediately.



### Situation & Amenities

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, Al(M) 17 miles. Please note all distances are approximate. The property is situated in the historic market town of Barnard Castle and provides easy access to the amenities within the town and its surrounding area.

### Accommodation

Door leading to:

### Communal Entrance

With access to communal store room where each apartment enjoys their own lock up. There are doors leading off to the ground floor properties along with both a staircase and lift rising to the first floor where the entrance to apartment 6 is located.

### Hall

With storage cupboard and doors leading off to the accommodation.

### Open Plan Living/Dining/Kitchen

Including a range of fitted gloss wall and base units with contrasting work surface, stainless steel sink with mixer tap and draining board, integrated electric oven, electric hob and extractor hood. Upright fridge/freezer and washing machine. The central heating boiler is located within one of the kitchen cupboards. Sliding sash windows to dual aspects, along with a radiator.

### Bedroom One

A double bedroom with a sliding sash window and radiator.

### Bedroom Two

A smaller bedroom with a sliding sash window and radiator.

### Bathroom

Comprising of a pea shaped bath with shower over, pedestal wash handbasin, WC and a heated towel rail.

### Externally

To the exterior, Apartment 6 enjoys the benefit of a communal garden area.

### Note

Please note that the washing machine and fridge/freezer 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 6 or 12 months at a rental figure of £625 per calendar month, payable in advance by standing order. In addition, a deposit of £720 shall also be payable prior to occupation.

### 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.

### Services

Mains electricity, drainage, water and gas. Gas fired central heating.

### Local Authority

Durham County Council.

### Council Tax

For Council Tax purposes the property is banded C.

### Particulars

Particulars written and photographs taken November 2020.

### 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.

## Location Map



## Energy Efficiency Graph

