



GSC GRAYS

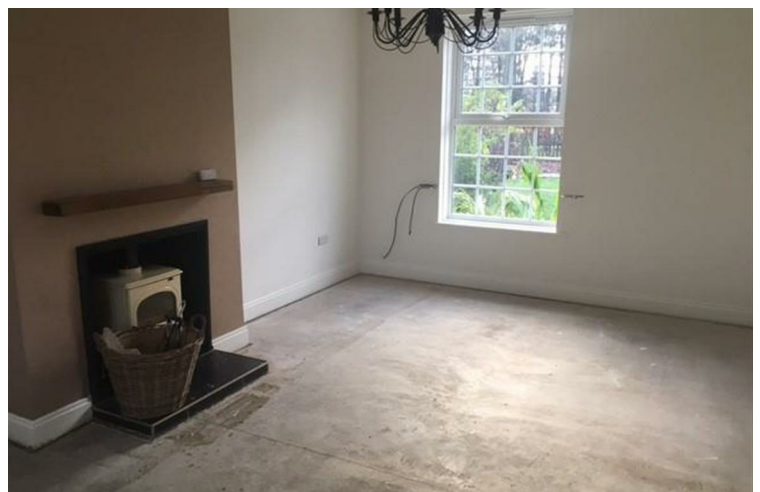
PROPERTY • ESTATES • LAND



3, Bowes Farm Cottages, Lambton Park

Chester Le Street, County Durham, DH3 4PG

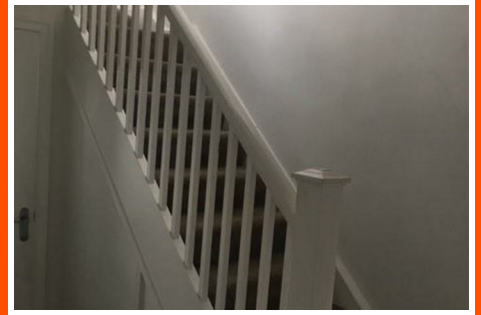
£850 Per Calendar Month



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Brief Description

3 Bowes Farm Cottages is a well-proportioned three-bedroom Semi-detached house, situated within Lambton Park, The property is available unfurnished from January 2021.

Location and Facilities

The property is located with Lambton Park and within walking distance of Bowes Office complex and local facilities at Bournmoor, Durham.

Lambton Park has recently opened up circa 11km of permissive walks which are all easily accessible from 3 Bowes Farm Cottages.

Situation

3.3 miles from Chester-Le-Street, 11.1 miles to Durham, 13.01 Miles to Newcastle. Please note all distances are approximate.

Accommodation

uPVC windows throughout, gas c/heating.

Kitchen

17'1" x 6'4" (5.21m x 1.94)

Wall and base units, and tiled splash-backs.

Reception Room

12'2" x 9'8" (3.72 x 2.97)

Laminate flooring, radiator, and access to the Kitchen

Hallway

Hallway leading to stairs, the living room and porch area.

Living Room

19'0" x 12'5" (5.81 x 3.79)

A good-sized living room with carpet, radiator and characterful log burner.

Stairs to Landing

Carpeted.

Bedroom 1

19'0" x 9'10" (5.81 x 3.02)

Top of the stairs on the left, good sized double, radiator, carpet with front and rear aspect.

Bedroom 2

12'6" x 9'5" (3.82 x 2.89)

Top of the stairs to the right of W.C, wood/laminate flooring, radiator, and a storage cupboard.

Bedroom 3

12'6" x 9'3" (3.82 x 2.83)

Wood/laminate flooring, radiator, and a storage cupboard.

Bathroom

6'5" x 6'4" (1.96 x 1.94)

Tiled floor, shower over the bath, WC, hand basin, radiator, and window to the back aspect.

Externally

Spacious front and back garden with small log storage.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Short-hold Tenancy for an initial term of six months at a rental figure of £850 per calendar month, payable in advance by standing order. In addition, a deposit of £980.75 shall also be payable prior to occupation.

Holding Deposits

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 month's 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.

References

The Landlord's agent will take references through a referencing agency. The obtaining of such references is not a guarantee of occupation.

Insurance

Tenants are responsible for ensuring their own contents.

Pets

Pets shall not be kept at the property without the prior written consent of the Landlord.

Services

Gas central heating, mains electricity, drainage, and water.

Local Authority

Durham County Council, Telephone: 03000 26 0000

Council Tax

For council tax purposes the property is Band B.

Viewings

Viewings are strictly by appointment only by the agent GSC Grays, telephone: 0191 3039540

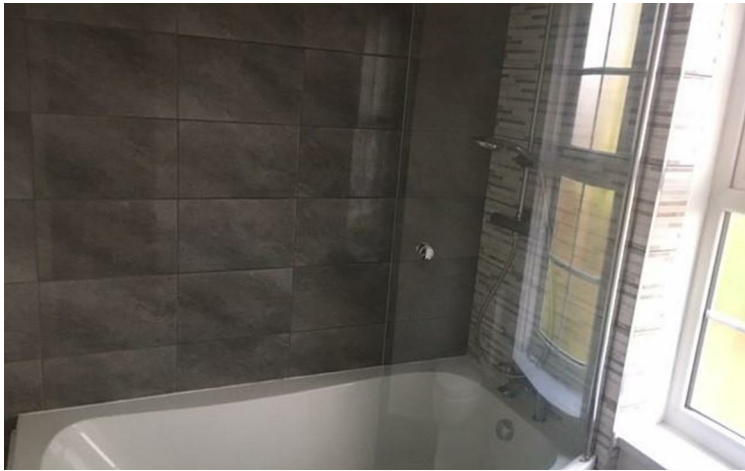
Particulars

Particulars were written and photographs taken in December 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



Road Map



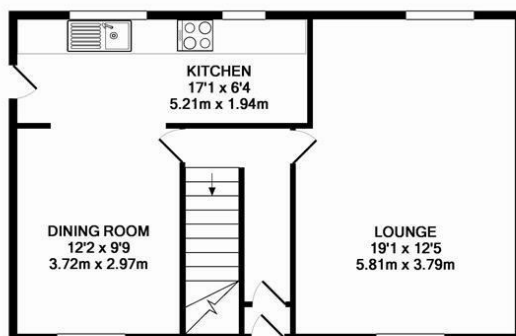
Hybrid Map



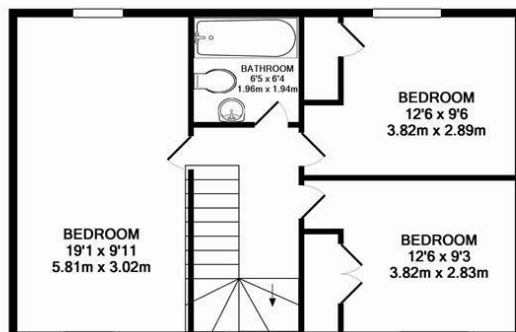
Terrain Map



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 541 SQ.FT.
(50.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 541 SQ.FT.
(50.3 SQ.M.)

3 BOWES FARM COTTAGES, LAMBTON PARK, DH3 4PG
TOTAL APPROX. FLOOR AREA 1082 SQ.FT. (100.5 SQ.M.)

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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Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

