



GSC GRAYS

PROPERTY • ESTATES • LAND



3 The Mill

Newbiggin In Teesdale, DL12 0UB

£395 Per Calendar Month

- Two Bedrooms
- Upper Teesdale Location
- Lawned Garden
- Available Immediately
- EPC (EER) E 45

UNDER REFERENCE.

3 The Mill is available to let on behalf of Raby Estates and provides two bedrooms, shower room, living room and kitchen. Externally, there is a sizeable lawned garden and two outhouses. The property is available to let immediately and has an EPC rating (EER) of E 45.



Situation & Amenities

Middleton in Teesdale 2.8 miles, Barnard Castle 13 miles, Bishop Auckland 24 miles, Darlington 27 miles. All distances are approximate. Nearby Middleton-in-Teesdale is the main centre for Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. Much of the village has been designated a conservation area so the houses and shops retain much of their original character. The village is situated on many of the North's famous walks, including the Pennine Way, the Teesdale Way and with the Coast to Coast Cycle Path not far away. Primary school for the village and surrounding area at Middleton-in-Teesdale, state secondary school with sixth form, public school and prep school at Barnard Castle. Middleton has a doctors surgery, Co-operative store, Post Office, Barclays Bank, butchers and other shops.

Description

3 The Mill is a two bedroom mid terraced cottage with accommodation briefly comprising: Hallway. Living room with open fire (back boiler behind for central heating). Kitchen with fitted cupboards, contoured work surface, tiled splashbacks, stainless steel sink with mixer tap and drainer, space for cooker, integral extractor hood, space for washing machine and space for undercounter fridge. First floor landing. Two bedrooms. Shower room including a WC, pedestal wash hand basin and step in shower cubicle. Externally, there is a sizeable lawned garden to the front of the property and two outhouses at the end of the terrace.

Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of twelve months at a rental figure of £395 per calendar month, payable in advance by standing order. In addition, a deposit of £455 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to Raby Estates a holding deposit equivalent to one weeks' rent for the property you are interested in. Once Raby Estates 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 Raby Estates. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by Raby Estates, 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 Raby Estates. 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.

References

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

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.

Council Tax

For Council Tax purposes the property is banded A.

Services

Mains electricity, drainage and water. Solid fuel central heating.

Viewings

Strictly by appointment only via GSC Grays.

Particulars

Particulars written and photographs taken February 2018.

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

