



GSC GRAYS

PROPERTY • ESTATES • LAND



## 6, The Square, Greta Bridge

Barnard Castle, County Durham, DL12 9SD

£725 Per Calendar Month



UNDER REFERENCE

6 The Square provides three bedroom accommodation within the delightful rural hamlet of Greta Bridge. The property enjoys easy access to the local towns of Barnard Castle and Richmond, with excellent transport links via the A66 and A1(M). Externally there is a courtyard with two outhouses and shared gravelled area. AVAILABLE TO LET FROM THE BEGINNING OF APRIL 2021. The property has an EPC rating E 54.



### SITUATION & AMENITIES

Barnard Castle 3.5 miles, Richmond 11 miles, Darlington 18 miles, Northallerton 27 miles, Durham 39 miles, Newcastle 52 miles, A1(M) 9 miles. Please note that all distances are approximate. Nearby Barnard Castle has many facilities, with both recognised and local retailers, Post Office and a number of primary and secondary schools, including Barnard Castle and Teesdale. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1 (M) bringing many areas within commuting distance.

### DESCRIPTION

6 The Square provides three bedroom accommodation within the delightful rural hamlet of Greta Bridge. The accommodation comprises: hallway, living room with multi fuel stove, oak floor, understairs cupboard and doors to the kitchen and dining room. Dining room with open fire and oak flooring. Kitchen with fitted wall and base units, matching work surfaces, Indesit cooker, integral extractor hood, space for fridge/freezer, space for dishwasher, limestone tiled floor, space for dining table and chairs and a door to the utility room. Utility room with WC, pedestal wash hand basin, space for washing machine and drier, heated towel rail and limestone flooring. First floor landing. Three double bedrooms with a feature fireplace in bedroom one. Bathroom with step in shower cubicle, bath, pedestal wash hand basin, heated towel rail and tiled floor. Separate WC with tiled flooring, hand wash basin and WC. Externally there is a rear courtyard with two outhouses, one of which houses the central heating boiler. Gravelled garden which is shared with a neighbouring property.

### NOTE

Please note that the rent includes water and drainage.

### 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 £725 per calendar month, payable in advance by standing order. In addition, a deposit of £836 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.

### COUNCIL TAX

For Council Tax purposes the property is banded D.

### LOCAL AUTHORITY

Durham County Council.

### VIEWINGS

Strictly by appointment only via GSC Grays.

### PARTICULARS

Particulars written November 2019 and photographs taken June 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

