



GSC GRAYS

PROPERTY • ESTATES • LAND



8, Quebec Terrace

Mickleton Barnard Castle, County Durham, DL12 0LA

£625 Per Calendar Month



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Situation & Amenities

Middleton in Teesdale 2 miles, Barnard Castle 8 miles, Bishop Auckland 19 miles, Darlington 30 miles. The village of Mickleton is situated in Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. The village benefits from two public houses and a thriving village hall. Nearby Middleton in Teesdale, which is the main centre for Upper Teesdale, provides an excellent range of independent shops and services, cafes, hotels, public houses, GP surgery and a well stocked co-operative supermarket.

Description

8 Quebec Terrace is a two bedroom stone built mid-terrace cottage, located in the sought after village, Mickleton. The cottage briefly comprises, an entrance hall, living room and kitchen/diner to the ground floor and two double bedrooms and a house bathroom to the first floor. Externally there is a rear yard and a timber outbuilding.

Accommodation

Door leading to entrance porch.

Entrance Porch

With door leading to living room, staircase to first floor. Radiator.

Living Room

A spacious reception room with a window overlooking the front garden, an inglenook style fireplace with a stone surround and hearth housing a multi-fuel stove, door leading into kitchen.

Kitchen

With a variety of fitted wall and base units, a double integrated oven with an induction hob and extractor fan, space for dishwasher and washing machine, stainless sink, drainer and mixer tap, window overlooking the rear yard, partially tiled walls. There is space for dining table and chairs, access to understairs cupboard and door leading to rear porch.

First Floor Landing

With doors leading off to the two double bedrooms and house bathroom. Access to the loft.

Bedroom One

A double bedroom with windows over the front, a fitted cupboard great for storage. Radiator.

Bedroom Two

Double bedroom with views over the rear yard and the countryside beyond. Radiator.

Bathroom

With a 'P' shaped bath with shower over, WC, wash hand basin and heated towel rail.

Externally

To the front of the property there is a low maintained garden. There is a rear yard with a timber outbuilding, stone walled boundary and a pedestrian gate leading to a lane where there is right of access for bins.

Services and Other Information

The property is serviced by a multi-fuel stove with a back boiler, mains electricity, water and drainage.

Local Authority and Council Tax Band

Durham County Council Tel: 03000 26 00 00
The property is Banded B.

Particulars and Photographs

Particulars written August 2022
Photographs taken August 2022

Terms and Conditions

The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy at a rental of £625 per calendar month payable in advance by standing order. In addition, a bond of £721 shall also be payable prior to occupation.

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.

References

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

Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior written consent of the landlord, which will be subject to separate rental negotiation.

Insurance

Tenants are responsible for the insuring of their own contents.

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.



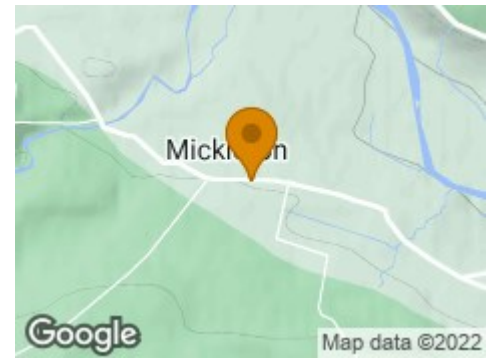
Road Map



Hybrid Map



Terrain Map



Floor Plan

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

