



GSC GRAYS

PROPERTY • ESTATES • LAND



Langton Grange Cottage, Langton

Darlington, County Durham, DL2 3HX

£1,150 Per Calendar Month



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Situation & Amenities

Staindrop 2.5 miles, Barnard Castle 8 miles, Bishop Auckland 9.5 miles, Darlington 10 miles, Durham 19 miles, Newcastle 38 miles. Please note all distances are approximate. The nearby village of Staindrop benefits from both a primary and secondary school, post office, tea room and public house.

Accommodation

The property has accommodation comprising:

Utility Room

8'8" x 8'8" (2.63 x 2.63)

Fitted wall and base units, contoured work surface, tiled splashbacks, stainless steel sink with mixer tap and drainer, access to boiler, space for washing machine, space for dryer, vinyl flooring, door to exterior and door to inner hallway.

Inner Hallway

Vinyl flooring, radiator, door to store room and door to ground floor WC.

Store

With window and vinyl flooring.

Ground Floor WC

Provides a WC, pedestal wash hand basin, window, radiator and vinyl flooring.

Living Room

25'1" x 13'2" (7.64 x 4.01)

A spacious reception room with windows to dual aspects, multi fuel stove, two radiators, door to exterior and door to the dining room.

Dining Room

13'4" x 12'10" (4.06 x 3.92)

Providing windows to dual aspects, radiator and door to the second inner hallway.

Second Inner Hallway

With stairs rising to the first floor, door to storage cupboard and door to the dining kitchen.

Dining Kitchen

23'7" x 13'0" (7.19 x 3.95)

Including fitted wall and base units, contoured work surface, tiled splashbacks, stainless steel sink with mixer tap and drainer, two radiators, windows to dual aspects, space for dining table and chairs, vinyl flooring, door to exterior and door to inner hallway. The kitchen provides space for the following appliances: cooker, dishwasher and upright fridge/freezer.

First Floor Landing

With a radiator and doors leading off to the first floor accommodation.

Bedroom One

13'0" x 10'5" (3.95 x 3.17)

The master bedroom with en-suite facilities. This room has a radiator and window.

En-suite

Offering a shower cubicle, WC, pedestal wash hand basin, heated towel rail, window and vinyl flooring.

Bedroom Two

14'4" x 9'7" (4.37 x 2.93)

With a window and radiator.

Bedroom Three

13'10" x 13'0" (4.22 x 3.95)

With two windows to dual aspects and a radiator.

Bedroom Four

12'11" x 11'9" (3.94 x 3.58)

Again, with window and radiator.

Bathroom

Includes a bath with shower over, WC, pedestal wash hand basin, heated towel rail and vinyl flooring.

Externally

Front & Rear Gardens

The property enjoys lawned front and rear gardens.

Driveway

To the side of the property is a gravelled driveway.

Double Garage

18'3" x 19'10" (5.55 x 6.04)

A double garage with two up and over doors, personnel side door, power and light.

Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £1,150 per calendar month, payable in advance by standing order. In addition, a deposit of £1,326 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 & 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.

Services

Mains electricity and water. Oil fired central heating. Drainage is to a sewerage treatment plant.

Council Tax Band

For Council Tax purposes the property is banded C.

Local Authority

Durham County Council.

Viewings

Viewings strictly by appointment only via the Agents GSC Grays.

Particulars

Particulars written October 2022.

Disclaimer Notice

GSC Grays gives notice that:

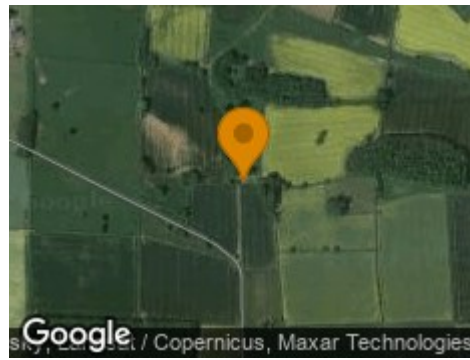
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must 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



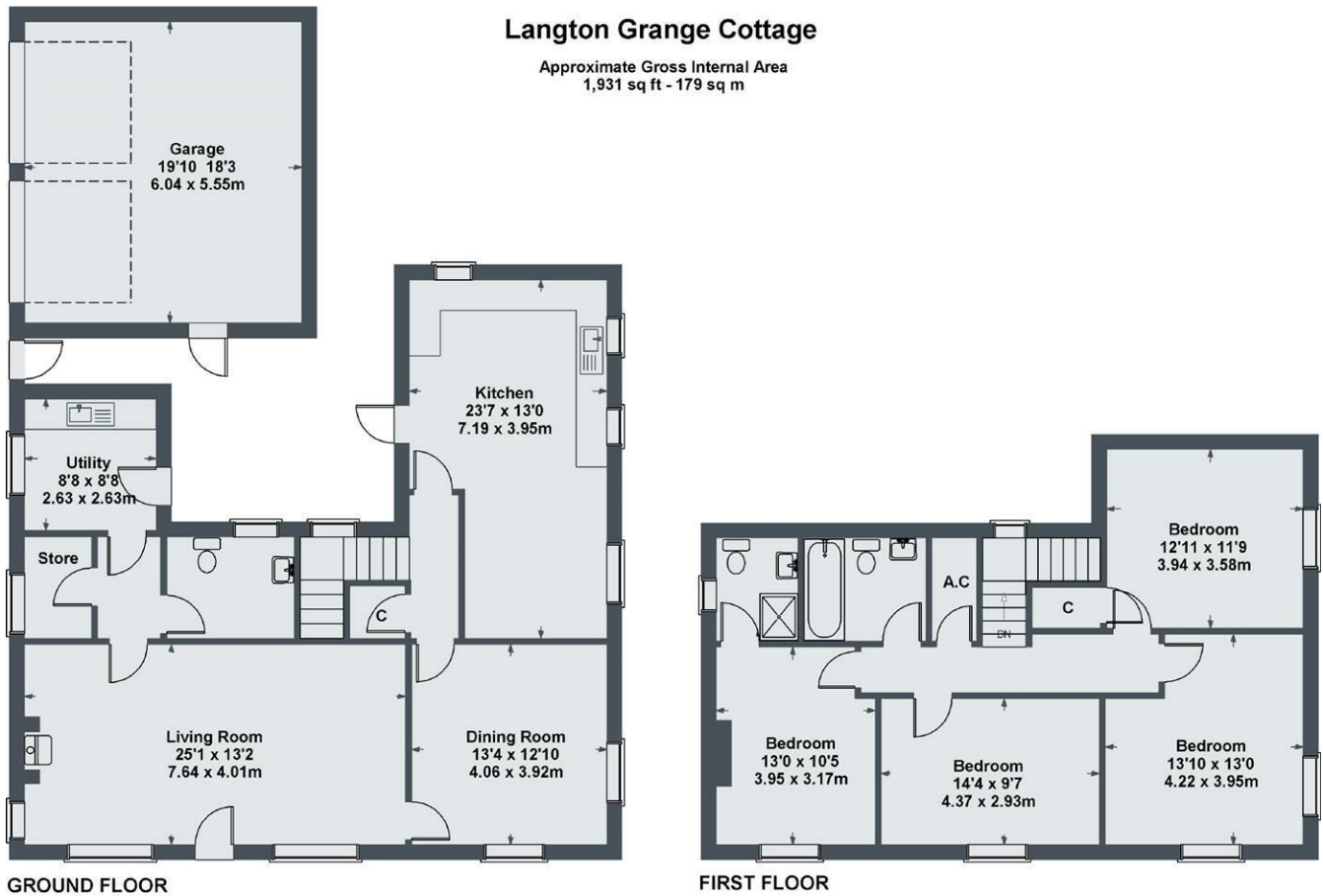
Hybrid Map



Terrain Map



Floor Plan



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017

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

