



GSC GRAYS

PROPERTY • ESTATES • LAND



West Lodge, Moor Road

Staindrop, Darlington, DL2 3LH

£800 Per Calendar Month

- Newly Refurbished
- Three Bedrooms
- Village Location
- Available Immediately
- EPC (EER) F with Exemption

THIS PROPERTY IS CURRENTLY UNDER REFERENCING AND AS SUCH IS NO LONGER AVAILABLE FOR VIEWINGS. West Lodge is a period detached three bedroomed house, offered to the market for let on behalf of Raby Estates



Situation & Amenities

West Lodge is conveniently situated on the edge of Staindrop Village, Barnard Castle 6 miles, Darlington 13 Miles, Bishop Auckland 11 miles. Staindrop Village offers local amenities such as general shops, schools, doctors' surgery, Church and other tea rooms.

Description

West Lodge is a period detached three bedroomed house, offered to the market for let on behalf of Raby Estates. To the ground floor the property enjoys a living room with views over open countryside via three sash windows, a radiator and a multi-fuel stove. There is also a newly fitted kitchen comprising of wall and base units, contrasting work surface, sink with mixer tap and small drainer, space for a cooker, integrated extractor hood and radiator, window to the front and side aspect. The first floor benefits from three bedrooms and a bathroom. The master bedroom is a double room with dual aspects via sash windows and a radiator. The second bedroom is a double room with radiator, together with the third bedroom good sized single bedroom with radiator. To conclude the accommodation at first floor, there is a bathroom providing a bath with separate shower enclosure, pedestal wash hand basin, WC and radiator. To the exterior the property has a large sized garden, three outhouses and ample parking.

Terms and 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 £800 per calendar month, payable in advance by standing order. In addition, a deposit of £923 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 week's 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

GSC Grays 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.

Services and Other Information

The property is served by oil fired central heating, mains electricity and mains water.

Local Authority and Council Tax
Durham County Council.
The property is Banded D.

Particulars and Photographs

Particulars written November 2022.
Photographs taken November 2022.

Disclaimer

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