



GSC GRAYS

PROPERTY • ESTATES • LAND



13, Town End

Middleton-In-Teesdale Barnard Castle, County Durham, DL12 0SS

£625 Per Calendar Month



13 Town End is a two bedroomed mid terrace property situated close to the town centre and within walking distance to local shops.



Situation and Amenities

13 Town End is located in the popular town of Middleton in Teesdale with all local amenities, Barnard Castle 9 miles, Darlington 24 Miles, Bishop Auckland 20 miles (all mileage is approximate).

Description

13 Town End is a two bedroomed mid terrace property situated close to the town centre and within walking distance to local shops. To the ground floor the property enjoys an entrance hall, A good sized living room with open fireplace, large bay window to front aspect and electric storage heater. Open plan kitchen and dining area with newly fitted kitchen comprising of wall and base units, contrasting worksurface, sink with mixer tap and small drainer, built in oven and hob with integrated extractor hood, spaces for washing machine and fridge together with stone and wooden fireplace with electric stove, electric storage heater and window to the rear aspect. The first floor benefits from two bedrooms and a bathroom. The master bedroom is a good double room with decorative fireplace, window to front aspect and electric storage heater, there is a second bedroom to the rear of the property being a double room with shelving and electric storage heater. The bathroom comprises of bath with electric shower over, pedestal hand basin, wc and heated trowel radiator. To the exterior the property there is an enclosed front garden and a rear yard with pedestrian access.

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 £625 per calendar month, payable in advance by standing order. In addition, a deposit 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

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 mains electricity and mains water.

Local Authority and Council Tax

Durham County Council. The property is Banded B.

Particulars and Photographs

Particulars written January 2023
Photographs taken December 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

