



# FOUR WYNDS

Kinnivie, Barnard Castle, County Durham DL12 8SH



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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**\*\* NO FURTHER VIEWINGS. CURRENTLY UNDER REFERENCING \*\*** A spacious semi-detached cottage located in the hamlet of Kinninvie next to the chapel with excellent views over open countryside and offered to the market for let by Raby Estates. The accommodation comprises entrance hall, inner hall with large understairs cupboard, sitting room with stone fireplace and open fire, an open plan kitchen and dining room with wooden base and wall units with contrasting work surfaces, space for oven with extractor over, coloured sink and drainer, space for fridge. The dining room has a stone fireplace with multi stove and glazed fronted cupboards. There is a small boiler/utility room with rear access and plumbing for the washing machine, a further inner hall with access to the garage and a large utility room with base and wall units. To the first floor there are two good double bedrooms and a single bedroom together with bathroom with white suite comprising of bath and separate curved shower enclosure and electric shower, pedestal hand basin and wc with electric heater. Externally there are large garden grounds made up of a kitchen garden with shrubs and flowerbeds, a large walled garden with raised timber beds, a courtyard and parking area, together with garage and two large outbuildings.



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#### Situation and Amenities

Four Wynds is located in the hamlet of Kinnivie with a chapel. The historic market towns of Barnard Castle 4 miles, Darlington 16 miles, Bishop Auckland 14 miles (all mileage is approximate), all provide a range of shops, cafes and churches.

#### 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 £875 per calendar month, payable in advance by standing order. In addition, a deposit of £1009 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.

#### Insurance

Tenants are responsible for the insuring of their own contents.

#### Services and Other Information

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

#### Local Authority and Council Tax

Durham County Council.

The property is Banded B.

#### Particulars and Photographs

Particulars written February 2023

Photographs taken February 2023


#### 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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