



15 SUMMERHOUSE

Darlington, County Durham DL2 3UD



GSC GRAYS
PROPERTY • ESTATES • LAND

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15 Summerhouse is a newly refurbished two bedroom semi-detached house which is available to let on behalf of Raby Estates and enjoys an entrance vestibule, living room, breakfast kitchen, first floor landing, two double bedrooms and a bathroom. Externally, there is an open plan lawned front garden, single garage and an enclosed rear garden area with two outhouses.



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Situation & Amenities

Situated in the hamlet of Summerhouse which the renowned Raby Hunt Inn with its 2 Michelin Stars. The nearby village of Ingleton benefits from a primary school, public house, mobile post office and active village hall community. Educational opportunities (primary, comprehensive and private) including the well known Barnard Castle School, can be found in Barnard Castle, Staindrop and Darlington. Both Barnard Castle and Darlington benefit from a selection of both independent and national retailers. Main line train stations can be found at Darlington and Durham, with International Airports at Newcastle and Leeds Bradford. The A1 (M) is easily accessible bringing many areas within commuting distance.

Description

15 Summerhouse is a two bedroom semi-detached cottage with accommodation briefly comprising of an entrance vestibule with door leading through to a living room. The living room has a double glazed window to the front aspect and a multi-fuel stove with a bricked surround. There is a door leading to the staircase and a further door leading to an inner entrance hall. The inner hall has an under stairs storage cupboard, door to the rear garden and a door to the breakfast kitchen. Kitchen with a variety of fitted wall and base units, contrasting work surfaces, tiled splashbacks, stainless steel sink with mixer tap and draining board, central heating boiler, space for cooker, upright fridge freezer and washing machine. There is an integrated extractor hood, double glazed windows to dual aspects and vinyl flooring. First floor landing with double glazed window to the rear aspect enjoying an outlook over open fields. Two double bedrooms. Bathroom including a bath with shower over, pedestal wash hand basin, WC, heated towel rail and obscure double glazed window to the rear aspect. To the exterior there is an open plan lawned front garden and an enclosed rear garden area with two outhouses. Single garage with black painted timber double doors to the front elevation. The garage is the one nearest to the road.

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 £750 per calendar month, payable in advance by standing order. In addition, a deposit of £865 shall also be payable prior to occupation.

References

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

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.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior consent of the Landlord.

Local Authority and Council Tax

Darlington Borough Council Council Tel: 01325 405555

For Council Tax purposes the property is banded C.

Services

Mains electricity, drainage and water. Gas fired central heating.

Viewings

Strictly by appointment only via GSC Grays, Barnard Castle, 01833 637

Particulars

Particulars Updated July 2023

Photographs taken July 2023 and October 2019.

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.

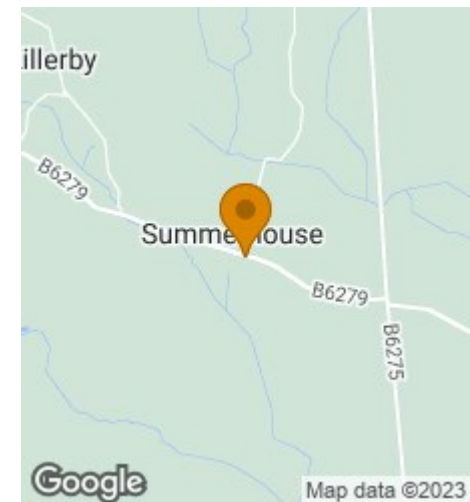


15 Summerhouse, Darlington, County Durham, DL1 3UD



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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.