



9 RABY CHASE
Summerhouse, Darlington



GSC GRAYS

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9 RABY CHASE, SUMMERHOUSE

Darlington, County Durham, DL2 3US

A superb and spacious stone built barn conversion finished to a very high standard in the sought after village of Summerhouse with fine views over the open countryside, close to the historic market towns of Darlington and Barnard Castle.

The house offers an entrance sitting room with corner cupboard, wooden floor and timber staircase off. A further sitting room has multi-fuel stove with stone hearth and wooden floor. There is an inner hall with door to the kitchen and downstairs w.c. with hand basin and wooden floor. The kitchen dining room is fitted with a range of traditional cream base and wall units with contrasting beech work surfaces incorporating Rangemaster oven with extractor hood over, Belfast sink, integrated dishwasher, fridge and freezer with spot lighting and tiled floor. The dining room has a traditional Dresser and dining table with chairs, spot lights and over lights over the dining table, tiled floor and a good-sized understairs cupboard. There is a utility room off the kitchen with cream base units and contrasting beech work surfaces, plumbing for washing machine and a freestanding freezer, pulley ceiling airer and tiled floor.

To the first floor approached via a timber staircase to a galleried landing leading to the master bedroom suite comprising of good-sized double bedroom, walk-in wardrobe and en-suite shower room, partly tiled with double shower enclosure and mains shower, hand basin, w.c. spot lights and tiled floor. There are three further good-sized double bedrooms, one with a fitted wardrobe and a house bathroom partly tiled with white suite comprising of bath with mixer taps and shower attachment, separate shower enclosure with mains shower, hand basin, w.c. spot lights and tiled floor.

Externally, there is a gravelled border to the front and side with shrubs, an attractive enclosed rear garden laid to lawn with walled Patio area and decked seating area to the corner, together with parking to the side and a single garage.



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Situation and Amenities

Darlington 6 miles, Barnard Castle 12 miles, Bishop Auckland 9 miles. Please note all distances are approximate. Nearby 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 A66 and A1 (M) are easily accessible bringing many areas within commuting distance.

Services and Other Information

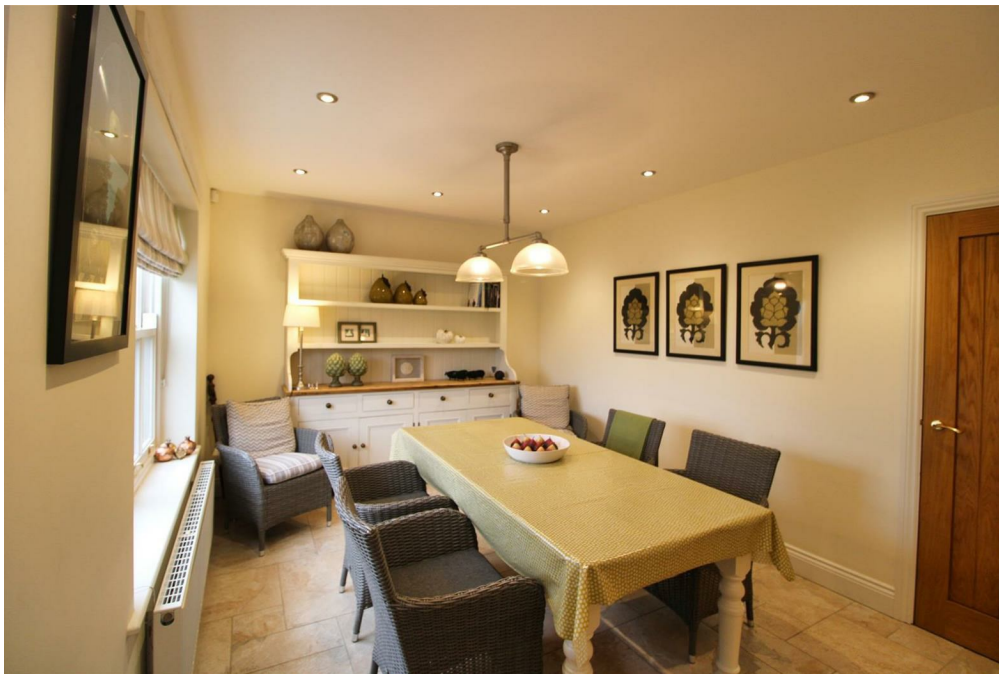
Mains electricity, drainage, gas and water are connected. Gas fired central heating. There 4G Router for the Wifi fitted by at a costs of £25 per month. There is light and power to the garage with loft space above.

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 £1500 per calendar month, payable in advance by standing order. In addition, a deposit of £1,730 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.

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 written consent of the Landlord, which will be subject to separate rental negotiation.

Local Authority and Council Tax

Darlington Borough Council, tel: 01325 405555

Council Tax Band E

Viewings

Strictly via GSC Grays at Barnard Castle Tel 01833 637000.

Particulars and Photographs

Particulars written July 2023

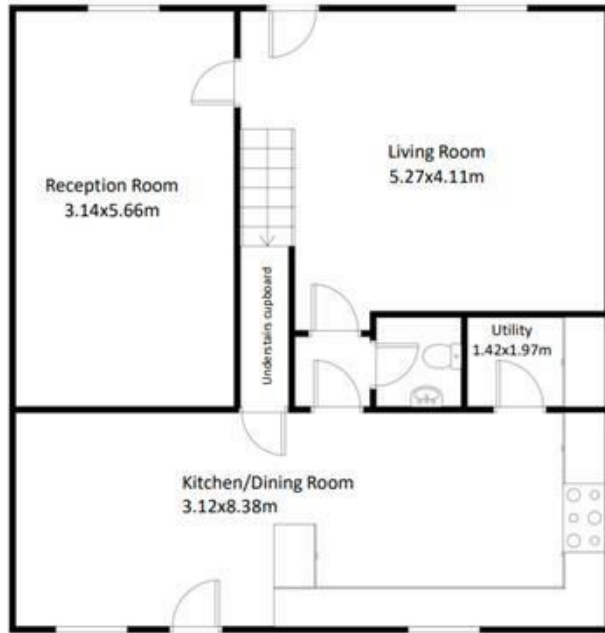
Photographs taken July 2023.

Disclaimer

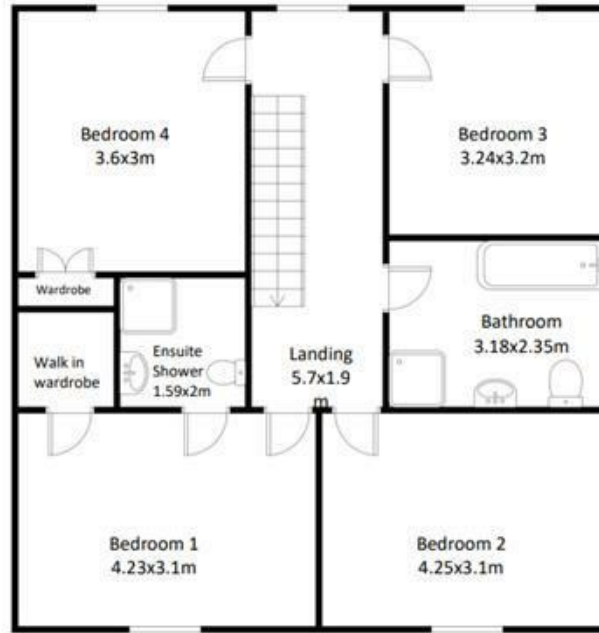
GSC Grays gives notice that:

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.

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Ground Floor



First Floor

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		82	
(81-91) B			
(69-80) C			
(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	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan 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 do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them 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 view the property.