



Foxhall
Cottage

FOX HALL COTTAGE COTHERSTONE

Barnard Castle, County Durham DL12 9NL



GSC GRAYS

PROPERTY • ESTATES • LAND

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Barnard Castle, County Durham DL12 9NL

Fox Hall Cottage is a two bedroom charming stone built cottage which is located in the popular and sought after village of Cotherstone. The property boasts immaculate accommodation including a living room, breakfast kitchen, two bedrooms and a bathroom. Externally there is an enclosed courtyard garden to the rear and a forecourt style garden to the front.



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Situation & Amenities

Located in this picturesque and sought after village, the property is ideally situated for easy access to the local towns of Barnard Castle, Darlington and Richmond. The A66 and A1 (M) are easily accessible bringing many areas within commuting distance. Cotherstone benefits from a village shop and post office, two public houses and a popular Primary School.

Description

Fox Hall Cottage is a two bedroom immaculately presented terraced stone built cottage which has accommodation briefly comprising: Hallway. Living room with window to the front elevation and laminate flooring. Breakfast kitchen with fitted wall and base units, contoured work surface, stainless steel sink with mixer tap and drainer, integral electric oven, integral electric hob, integral extractor hood, space for washing machine, space for upright fridge/freezer, window to the rear elevation, laminate flooring and a door to the rear courtyard garden. First floor landing. Bedroom to the front elevation with storage cupboards and window. Second bedroom to the rear elevation with window. Bathroom including a bath with shower over, pedestal wash hand basin and WC. Externally, there is a rear courtyard garden with timber Hodgsons shed. To the front of the property there is a small forecourt garden area.

Note

There is a right of access over the courtyard to the rear in favour of the neighbouring property.

Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 or 12 months at a rental figure of £650 per calendar month, payable in advance by standing order. In addition, a deposit of £750 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.

Local Authority and Council Tax

The local authority is Durham County Council
For Council Tax purposes the property is banded C.

Services and Other Information

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

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.

Viewings

Strictly by appointment only via GSC Grays.

Particulars and Photographs

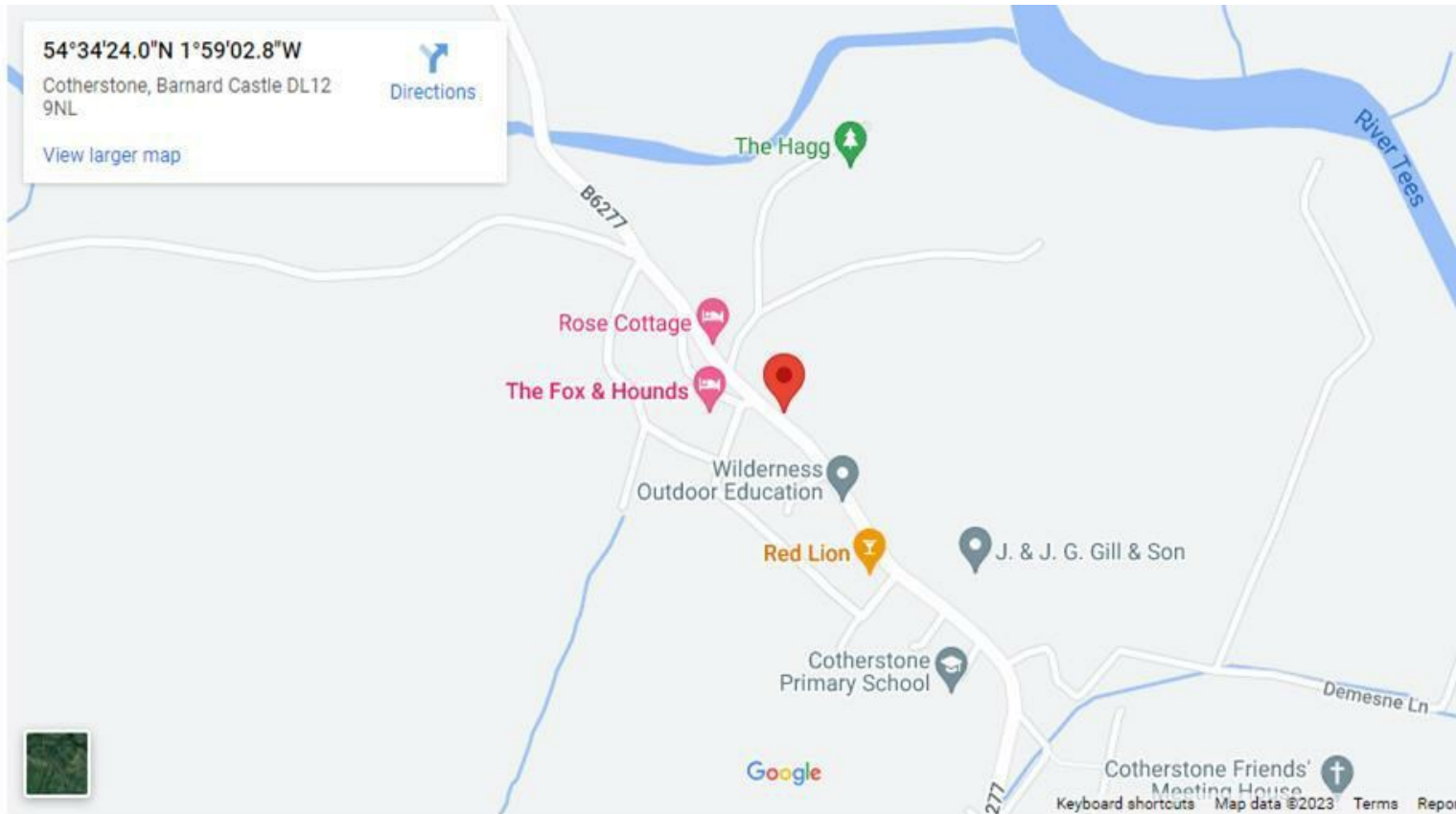
Particulars updated September 2023
Photographs taken January 2018.

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	71
(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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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.