



NEWTOWN COTTAGE

Croft On Tees, Darlington, County Durham, DL2 2TQ



GSC GRAYS

PROPERTY • ESTATES • LAND

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Newtown Cottage is a characterful period three bedroom detached cottage set in extensive garden grounds in a rural location close to Croft on Tees.

This charming cottage offers spacious accommodation which comprises of: an entrance hall leading to a living room with an open fire, and views over the garden. There is a large archway through to the dining room which has doors leading to the staircase and kitchen. The kitchen and breakfast room is fitted with a modern kitchen, incorporating an electric oven and hob, sink with a mixer tap, and space for a dishwasher and fridge freezer. There is a fully glazed door leading to the side garden and another door to the inner hall which leads to a cloakroom/w.c., and then through to the utility room/boot room which has an external door leading to the rear parking area.

On the first floor there are two good sized double rooms with the master bedroom having a feature fireplace and views over the garden, and a good single room. There is also a family bathroom with white suite.

Externally, the property is approached via a gated gravelled driveway leading to the parking area. The property is surrounded by lawned gardens with mature trees, hedgerows, and flower beds with patio areas to both the front and side. There is also an enclosed wooded area with a garden shed and bin storage.



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5-6 Bailey Court, Colburn Business Park, Richmond

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Location and Amenities

Croft on Tees is a popular village location with a primary school, hotel, village hall, and church. There are good road networks to the nearby towns of Darlington, Richmond, and Northallerton. There are additional amenities on the opposite side of the River Tees in Hurworth including a convenience store, secondary school, pubs, restaurants, and hairdressers. Further schooling can be found at Richmond, Northallerton & Darlington as well as private education establishments in Darlington and Yarm. The nearby towns of Darlington and Northallerton offer direct train services to London King Cross, Manchester, and Edinburgh.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 months at a rental of £1,300 per calendar month inclusive of estate maintenance, window cleaning, and front garden maintenance. Payable in advance by standing order and a bond of £1,500.00 shall 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.

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 prior consent from the landlord, which will be subject to separate rental negotiation.

Services and Other Information

The property is served by oil fired central heating, with mains electricity, water and drainage connected.

Local Authority and Council Tax

The council is Darlington Borough Council and the property is a Tax Band is D.

Viewings

Strictly by appointment only through GSC Grays. Tel: 01969 600120.

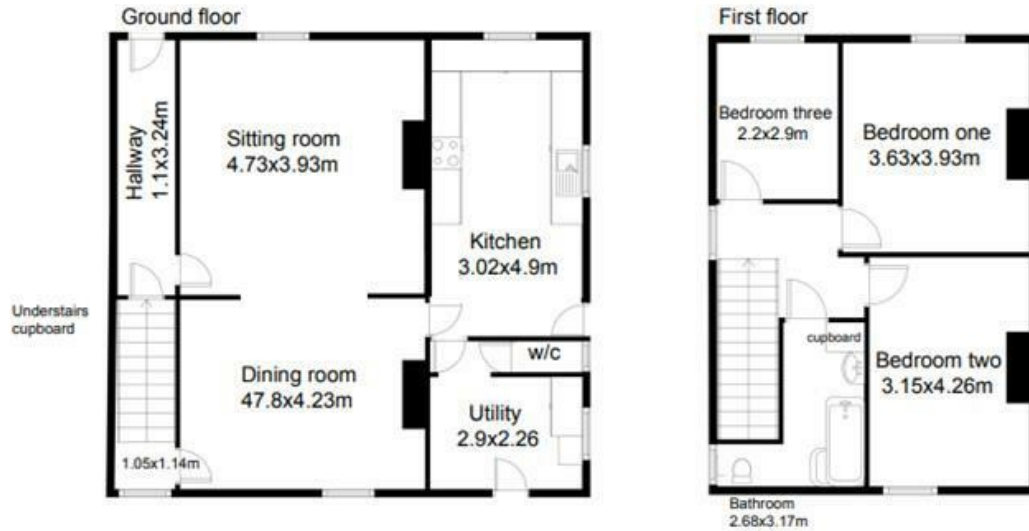
Particulars and Photographs

Particulars written September 2023

Photographs taken August 2023



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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			
(92 plus) A			<div style="border: 1px solid black; padding: 5px; display: inline-block;">88</div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.
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.