



WHELDON

Boldron, Barnard Castle, County Durham, DL12 9RQ



GSC GRAYS

PROPERTY • ESTATES • LAND

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Wheldon is a modern semi-detached four bedroom family home, situated in a desirable village location and benefits from generous gardens front and rear with off-road parking.

The accommodation briefly comprises of: Entrance hall, living room, dining room, kitchen/breakfast room, downstairs shower room, utility room, four bedrooms with en-suite to master and family bathroom.

Externally, there is a generous driveway with lawned gardens to the front and pathway leading to the rear garden which is lawned with mature trees and patio area.



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Location and Amenities

Barnard Castle 3 miles, Richmond 15 miles, Darlington 22 miles, Durham 29 miles, A66 0.5 miles, A1(M) 13 miles. Please note all distances are approximate. The property located just off the A66 with the village of Boldron close by, which supports an active village hall community. The neighbouring historic market town of Barnard Castle supports a traditional range of shopping, educational and recreational facilities and is often referred to as the Gateway to Teesdale with many renowned beauty spots within a short drive. For the commuter there are links with the major commercial centres of the north east via the A66, A67 and A1 (M) and there are links with the rest of the country via Darlington Mainline Railway Station and Durham Tees Valley Airport.

Accommodation

The generous accommodation comprises of: Entrance hall with coir matting, radiator, staircase off and spot lights, with door leading to the living room with wall mounted electric fire, radiator and square bay window to the front, with door to the dining room with radiator and Patio doors to the rear garden and entrance hall. The kitchen/breakfast room is fitted with a range of modern beech base and wall units with contrasting black worktops with white and green tiled splashbacks, incorporating integral oven, hob and extractor over, dishwasher fridge and stainless steel sink with mixer tap and drainer, tiled floor and spot lights. The downstairs shower room is partly tiled with tiled floor and comprises of white suite with curved shower enclosure with mains shower, hand basin and w.c., heated towel radiator. The utility has beech base unit with contrasting black work surfaces and tiled splashbacks with stainless steel sink and mixer tap, boiler and space for washing machine, and tiled floor.

To the first floor the landing leads to the master double bedroom located at the front with radiator and door to en-suite shower room which is partly tiled with shower enclosure with mains shower, hand basin, w.c. and tiled floor. There are three further good sized bedrooms and a family bathroom partly tiled comprising of white suite with panelled bath with electric shower over and glass screen, hand basin, w.c., radiator, tiled floor and spot lights.

Externally, there is gated gravelled driveway providing parking for several vehicles and lawned garden. To the rear the garden is laid to lawn with mature trees and a Patio area.

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 figure of £1100 per calendar month, payable in advance by standing order. In addition, a deposit of £1269 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.

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..

Services and Other Information

Property is served by oil central heating with mains electricity, water and drainage are connected.

Local Authority and Council Tax

Durham County Council.

For Council Tax purposes the property is banded E

Viewings

Strictly by appointment only via the agents GSC Grays: 01748 897629



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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			
(81-91) B			
(69-80) C		71	81
(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

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.