



GSC GRAYS

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## 56, Sir E D Walker Homes

Coniscliffe Road Darlington, Co. Durham, DL3 8DF

£850 Per Calendar Month





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### Situation and Amenities

A1(M) 2.5 miles, Stockton on Tees 14 miles, Barnard Castle 16 miles, Durham 25 miles, Newcastle Upon Tyne 38 miles, York 53 miles and London Kings Cross from Darlington Rail Station 3 hours. Please note all distances/timings are approximate.

### Description

A well presented, detached bungalow located in an exclusive development of properties overlooking well maintained grounds. The property benefits from private parking, low maintenance gardens and an on site Warden who is available to assist tenants if necessary. The accommodation is spacious with a sitting room, breakfast kitchen, master bedroom with en suite and three further bedrooms, one of which could be used as a separate dining room. Available unfurnished and on a long term basis.

### Accommodation

Front leads into an entrance porch

### Entrance Porch

With a window to the side and a radiator, door leading into the entrance hall.

### Entrance Hallway

With access to the living accommodation, bedrooms and bathroom, as well as a loft access. Alarm cords.

### Sitting Room

16'2" x 11'6" (4.95m x 3.51m)

Bay windows to the front and side, electric fire with marble hearth and wooden surround. Alarm cords.

### Breakfast Kitchen

10'0" x 8'10" (3.06m x 2.70m)

With a good range of wall and base units with wood effect frontage and granite effect work surfaces, stainless steel 11/2 sink unit with mixer tap and drainer, space for a cooker and an extractor hood, space for a fridge/freezer, boiler and window to the rear, space for a breakfast table. Radiator and a door leading to the utility. Alarm cords.

### Utility Room

9'1" x 6'2" (2.77m x 1.90m)

With base units, space for a washing machine and a stainless steel sink with drainer, storage cupboards, window to the rear and door leading to the rear and door leading into the WC.

### WC

With a window to the rear, extractor fan, low level WC and a wall mounted wash handbasin and radiator.

### Bathroom

With a pink suite, panelled bath, pedestal wash handbasin, low level WC, airing cupboard and a radiator. Alarm cords.

### Bedroom One

12'8" x 10'8" (3.87m x 3.27m)

With a window to the rear and a radiator and door leading to the en-suite.

### En Suite

With a double step-in shower, low level WC, pedestal wash handbasin, extractor fan, radiator and alarm cord.

### Bedroom Two

13'2" x 10'6" (4.02m x 3.21m)

With a window to the rear and a radiator.

### Bedroom Three

9'5" x 14'2" (2.88m x 4.34m)

With a window to the side and a radiator.

### Bedroom Four

8'11" x 9'4" (2.72m x 2.87m)

With a window to the front and a radiator.

### Externally

The property is situated within a private development. There is access from Carmel Grove which leads to the property's private parking. There is a block paved drive and paved private garden with hedged and fenced boundaries and flower bed which is to be maintained by the tenant of 56. There are also communal grounds which provide lovely views to the front of the property and these are maintained by the management company.

### 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 £850 per calendar month, payable in advance by standing order. In addition, a deposit of £980 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

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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.

### Smoking and Pets

The property is not available to let for any applicants who smoke. Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

### Insurance

Tenants are responsible for the insuring of their own contents.

### Local Authority and Council Tax Band

Darlington Borough Council. For Council Tax Purposes, the property is Banded E.

### Particulars

The particulars and photographs taken in May 2021.

### Viewings

Strictly by appointment with GSC Grays of Barnard Castle.

### 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.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

