



Vedra Close, Wearhead, DL13 1DZ
3 Bed - House - Semi-Detached
£220,000

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Robinsons are delighted to offer to the sales market this beautifully presented three-bedroom semi-detached home, occupying a generous plot with off-road parking, attractive enclosed rear gardens and delightful countryside views. The property is pleasantly situated within a quiet cul-de-sac in Wearhead, an area designated as an Area of Outstanding Natural Beauty.

The home benefits from UPVC double glazing throughout and is warmed by an oil-fired central heating system, with the boiler having been replaced in recent years. Finished to a modern standard, the property also features quality solid wood internal doors.

The well-appointed accommodation briefly comprises an entrance vestibule, cloakroom/WC and an inner hallway with useful understairs storage. There are two spacious reception rooms, ideally suited for use as a sitting room and formal dining room. The sitting room enjoys the added charm of a solid fuel stove, creating a warm and inviting focal point. The kitchen is fitted with a range of wall, base and drawer units and provides space for a variety of appliances.

To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a four-piece suite, comprising a bath, separate shower cubicle, wash hand basin and WC.

Externally, the front of the property features a block-paved driveway providing off-road parking, alongside well-maintained gardens. To the rear, the enclosed garden is predominantly laid to lawn with a patio seating area, offering an ideal space for outdoor enjoyment while taking in the surrounding countryside views.













Location

Wearhead is a friendly and welcoming village situated in Upper Weardale, within an Area of Outstanding Natural Beauty. The village enjoys a convenient position close to both the Cumbrian and Northumberland borders and benefits from a local primary school and an active village hall.

St John's Chapel and Stanhope are just a short drive away, providing a range of shopping and everyday amenities. The surrounding countryside offers breath-taking scenery, far-reaching views, and an abundance of scenic walks, making the area ideal for those who enjoy outdoor pursuits and rural living.

Agent Notes

Council Tax: Durham County Council, Band A - Approx £1,748 pa

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - None

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Oil central heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – NA

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – NA

Water Metre - Yes

Planning Permission – Nothing in the local area to affect this property that we are aware of.

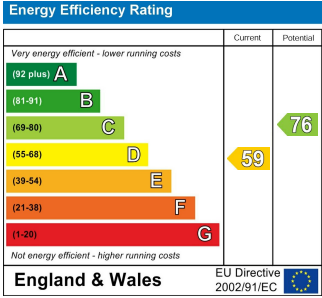
Accessibility/Adaptations – NA

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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