



Thorntons Close, Pelton, DH2 1QL
2 Bed - House - Mid Terrace
£700 Per Month

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* AVAILABLE FROM END OF DECEMBER * BAXI COMBI * NEW TILED KITCHEN FLOOR * EXCELLENT POSITION WITH LOVELY OUTLOOK * GARAGE IN A BLOCK * ALL WALLS REPAINTED * NOT TO BE MISSED *

<https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – none known

Tenant specification: Pets considered, no smokers.

Available from end of December, this deceptively spacious two-bedroom mid-link home is offered on an unfurnished basis and enjoys an excellent position with a pleasant outlook onto a green. The property benefits from a Baxi combi boiler, a new tiled kitchen floor and will be freshly painted in areas prior to occupation.

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.

The floorplan comprises an entrance porch leading into a large, light and airy living room, and a kitchen fitted with matching wall and base units that is open plan to the conservatory, creating a versatile and usable ground floor layout. To the first floor there are two double bedrooms, with the main bedroom featuring fitted wardrobes, and a bathroom comprising a white three-piece suite with bath and shower over.

Redress

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

Externally, the front has a low-maintenance pebble area with an open outlook towards greenery, along with non-allocated off-street parking and a garage located in a nearby block. To the rear there is a decking area with gated access. Early viewing is strongly advised to appreciate the space, outlook and setting on offer.

** Specifications: Unfurnished. Families welcome. Pets considered. No smokers **

Required earnings: Tenant Income £25,200 . Guarantor Income £25,200 (if required)

Bond = 5 weeks rent (£807)

Agent's Notes

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Property Construction – Standard

Number & Types of Rooms – Please refer to the details

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas 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>

Flood risk – refer to the Gov website -

<https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website -



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	87
(69-80) C	73
(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

DURHAM

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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