



**Townhead Farm, Cottage 1, DH8 7TD**  
**3 Bed - Cottage - Terraced**  
**£950 Per Calendar Month**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

\* AVAILABLE MID / LATE JANUARY \* BEAUTIFULLY PRESENTED \* FANTASTIC POSITION \* VERY RARELY AVAILABLE \* STUNNING VIEWS \* ACCESS VIA ELECTRIC GATES \*

Available to move into from mid to late January, this beautifully presented three bedroom end of terrace cottage is very rarely available and occupies a fantastic position with stunning views. The property offers excellent living space arranged over three floors and is finished to a high standard throughout.

The floorplan comprises an entrance lobby, downstairs WC, modern fitted kitchen and a lovely inviting lounge. To the first floor there are two bedrooms and a stunning walk-in shower room, while the second floor offers a large further bedroom. The property benefits from electric security gates, an allocated parking space and some external storage, along with access to communal gardens located a short distance away.

The property is situated just off the A691 in Iveston, providing excellent access to Durham, Consett and the wider region. The location is well suited for commuters travelling to Tyneside, Wearside and Teesside, while also offering a more semi-rural setting with open views and countryside nearby. In our opinion, this is an outstanding rental opportunity and early enquiry is strongly recommended to avoid disappointment.

Bond: £950

\*\*Specifications: Unfurnished. No small children allowed as working farm, older children only. No Pets or smokers allowed\*\*

\*\*Required earnings: Tenant Income £34,200. Guarantor Income £34,200 (if required)\*\*

**Entrance Lobby**

**Downstairs W.C**

**Kitchen**

**Lounge**

**FIRST FLOOR**

**Bedroom**

**Bedroom**

**Bathroom**

**Second Floor**

**Bedroom**

## EXTERNAL

The property benefits from electric security gates, an allocated parking space and some external storage, along with access to communal gardens located a short distance away.

## AGENT'S NOTES

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas

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

Selective licencing area – No

**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.

## REDRESS

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



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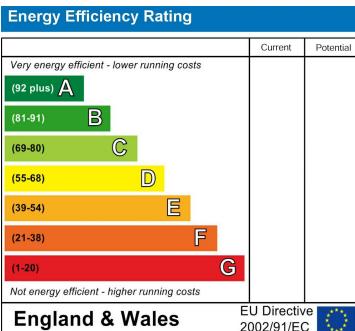
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Strategic Marketing Plan

Dedicated Property Manager



## DURHAM

1-3 Old Elvet  
DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)  
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## DURHAM REGIONAL HEAD OFFICE

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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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