



Finchale Abbey Village, Brasside, DH1 5FY  
2 Bed - Bungalow - Detached  
O.I.R.O £130,000

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SALES • LETTINGS • AUCTIONS • SURVEYS

# Finchale Abbey Village Brasside, DH1 5FY

STUNNING DETACHED PARK HOME BUNGALOW \*\* UPGRADED THROUGHOUT \*\* SECURE GATED ACCESS \*\* OVER 50's SITE \*\* STUNNING LOCATION WITH FABULOUS SURROUNDINGS \*\* LARGE DECKING AREA & PARKING \*\* GAS HEATING & DOUBLE GLAZING \*\*

This delightful two-bedroom detached lodge is situated in the exclusive Finchale Abbey Village, Brasside, Durham – an over 50's community with secure gated access. Set in a picturesque location with a fabulous setting, offering comfortable, affordable living.

Inside, an inviting entrance hallway leads to a large, welcoming open plan living kitchen dining area with French doors to the decked patio area. The fitted kitchen combines style and functionality, featuring modern fitted units and a range of integral appliances. The master bedroom is of a generous size with fitted robes and en-suite shower room. There is a further double bedroom with storage and main bathroom/WC.

Nestled in an idyllic setting with picturesque views of the surrounding countryside, this two-bedroom detached park home is a true gem. Positioned on a beautifully maintained development, the property boasts a fantastic location and a serene atmosphere next to the historic Finchale Priory.

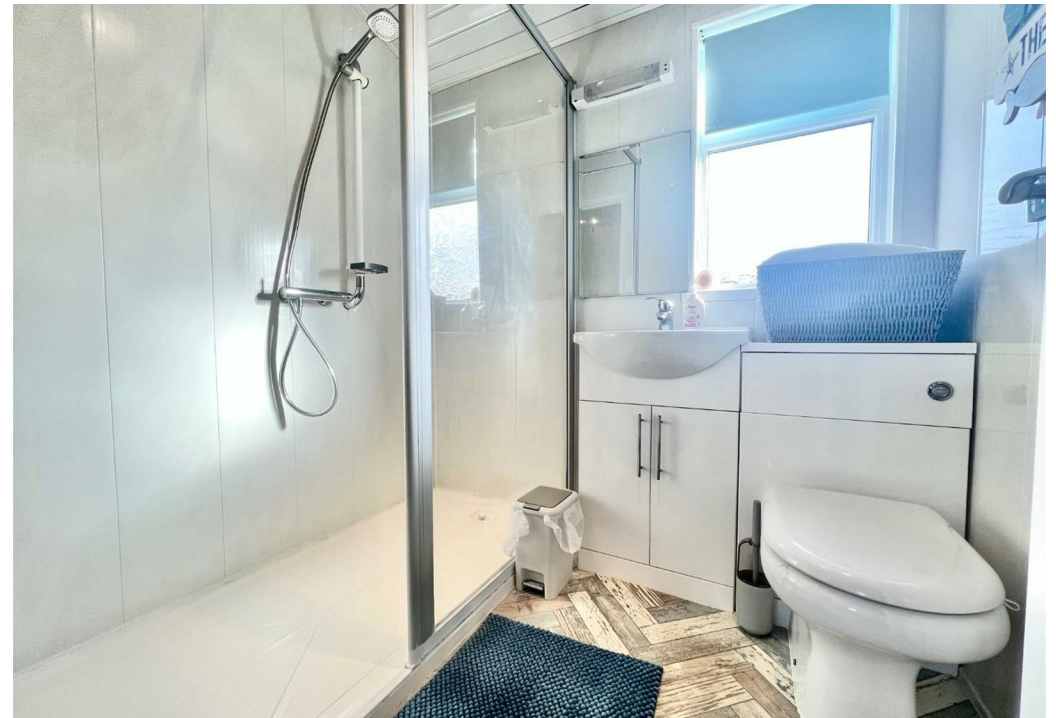
Finchale Abbey Village is situated within Brasside, a popular village located around three miles North of Durham city centre, within close proximity to an excellent range of local amenities within the nearby Arnison retail park, and with great transport links into Durham and further North via the A167.

Leasehold Details - We have been informed by the seller of the property that the property is leasehold. The lease began in 2005 with 99 years remaining. There are approx. 81 years left on the lease. Service charge is approx. £223 per calendar month, which includes water rates. Gas and electric are a separate charge which is billed.













### Hallway

### Open Plan Living Kitchen Dining

19'3 x 13'1 (5.87m x 3.99m)

### Bedroom

13'5 x 13'1 (4.09m x 3.99m)

### En-Suite Shower Room

6'6 x 5'9 (1.98m x 1.75m)

### Bedroom

10'10 x 9'3 (3.30m x 2.82m)

### Bathroom/WC

9'3 x 5'7 (2.82m x 1.70m)

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Septic Tank

Heating: Gas Central Heating

Broadband: Basic 14 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold Details - We have been informed by the seller of the property that the property is leasehold. The lease began in 2005 with 99 years remaining. There are approx. 81 years left on the lease. Service charge is approx. £223 per calendar month, which includes water rates. Gas and electric are a separate charge which is billed.

Council Tax: Durham County Council, Band A - Approx. £1621pa

Energy Rating: X

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

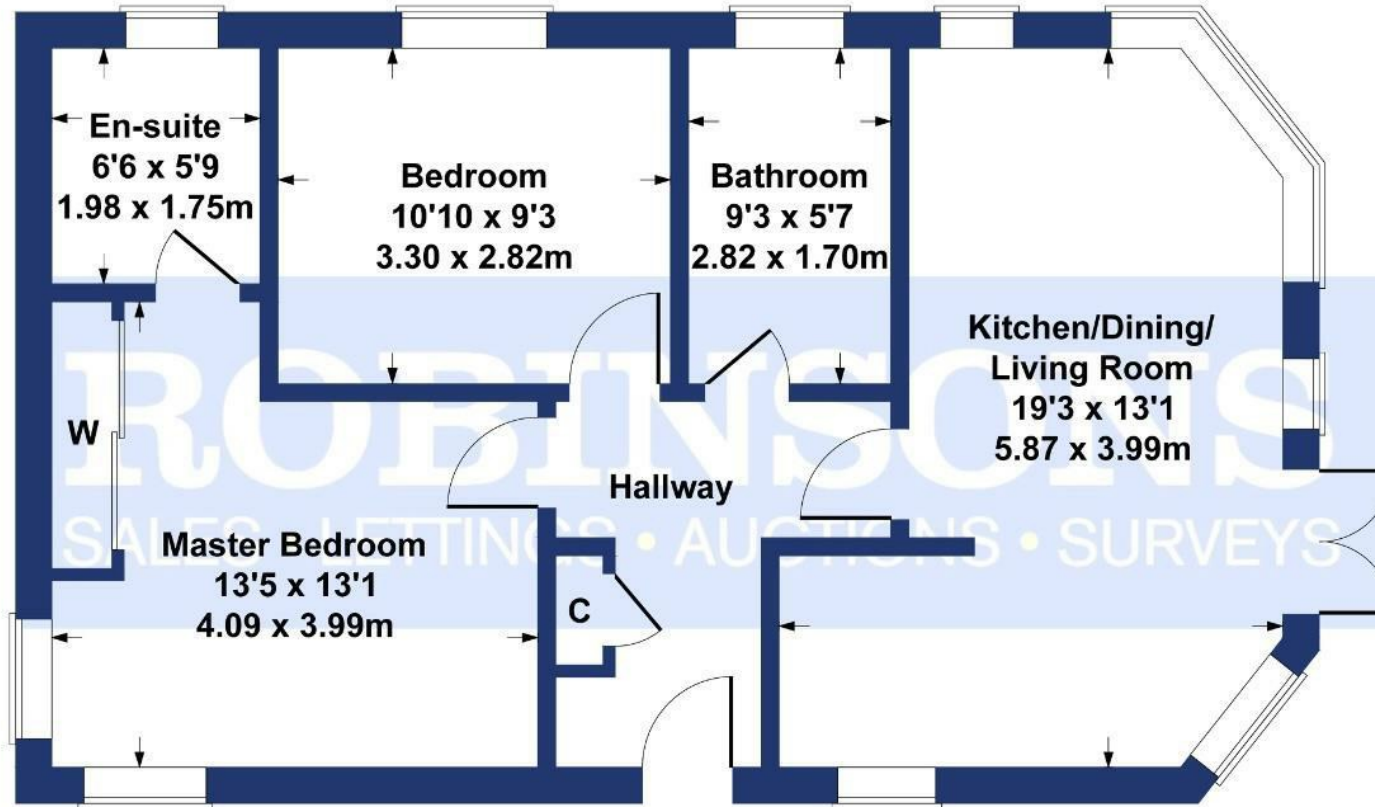




# Finchale Abbey Village

Approximate Gross Internal Area

664 sq ft - 62 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (82 plus)                                   | A |                         |           |
| (81-81)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (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 |           |

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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