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Blackgate East, Coxhoe, DH6 4AL
2 Bed - Bungalow - Detached
O.I.R.O £190,000

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Blackgate East Coxhoe, DH6 4AL

**** No chain and occupying a prominent position within the highly sought-after village of Coxhoe, this attractive detached bungalow offers well-presented accommodation, generous parking facilities, and excellent potential for further enhancement, making it ideal for a variety of purchasers including retirees, downsizers, and those seeking single-level living.****

The property enjoys a gated driveway providing ample off-road parking and leading to an attached garage with power and lighting. Externally, there are well-maintained gardens to both the front and rear, creating attractive outdoor spaces to relax and enjoy throughout the year.

Coxhoe remains one of Durham's most popular villages, offering a wide range of local amenities, shops, schools, and leisure facilities, together with excellent road links providing convenient access to Durham City, Sunderland, Teesside, and the A1(M), making it ideal for commuters.

Benefiting from double glazing and gas-fired central heating, the bungalow has been lovingly maintained over the years and is presented in good order throughout, whilst offering buyers an exciting opportunity to modernise and personalise to their own tastes and requirements.

The accommodation briefly comprises an inviting entrance hallway, a comfortable and spacious lounge/dining room featuring a charming bay window to the front elevation and a further window overlooking the rear garden, creating a bright and welcoming living space. There are two generous double bedrooms, a bathroom/WC, and a fitted kitchen with direct access to the rear garden.

Rarely available within this desirable village location, early viewing is highly recommended to fully appreciate the position, potential, and lifestyle opportunity this delightful bungalow has to offer.









Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2039 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

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>

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 – being applied for

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 – None known

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

Accessibility/Adaptations – None known

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk

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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