



Devonshire Road, Belmont, DH1 2BL
4 Bed - House - Semi-Detached
£220,000

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Devonshire Road Belmont, DH1 2BL

No Upper Chain ** Well Presented ** Spacious & Extended ** Versatile Floor Plan ** Generous Plot ** Parking & Garage ** Very Popular Location ** Local Amenities & Transport Links ** Early Viewing Advised **

The floorplan briefly comprises of: larger than average entrance hallway, comfortable lounge, separate dining area, attractive kitchen, rear lobby, downstairs bedroom (which could be used as a family room, study etc.) and an en-suite. On the first floor there are three bedrooms, a bathroom, and a separate WC. Externally the property has a driveway and garden to the front, a 16ft garage, and a rear and side garden.

Devonshire Road is conveniently situated for access to a good range of local neighbourhood shops, schools, public library, post office and doctors surgery which are all available within the development itself. More comprehensive shopping and recreational facilities and amenities are available within Durham City Centre which lies approximately 3 miles distant. Belmont is also conveniently situated for commuting purposes being within a few minutes drive of the A(690) Durham to Sunderland Highway and the A1(M) Motorway Interchange providing good road links to both North and South.

EPC Rating D

Council Tax Band C - Approx. £1959 PA











GROUND FLOOR

Hallway

Lounge

16'2" x 12'1" (4.93 x 3.68)

Dining Room

10'2" x 8'10" (3.10 x 2.69)

Kitchen

14'7" x 8'0" (4.45 x 2.44)

Rear Lobby

Bedroom

14'1" x 10'6" (4.29 x 3.20)

En-Suite

FIRST FLOOR

Landing

Bedroom

13'2" x 11'6" (4.01 x 3.51)

Bedroom

11'6" x 9'2" (3.51 x 2.79)

Bedroom

9'0" x 6'9" (2.74 x 2.06)

Bathroom

WC

EXTERNALLY

Front Garden and Driveway

Garage

16'7" x 9'9" (5.05 x 2.97)

Rear and Side Garden

Council Tax Band C - Approx. £1959 PA

Tenure - Freehold



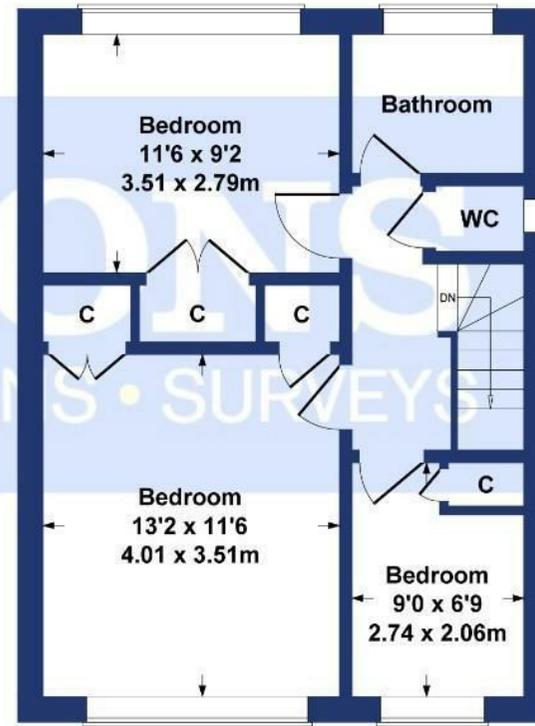
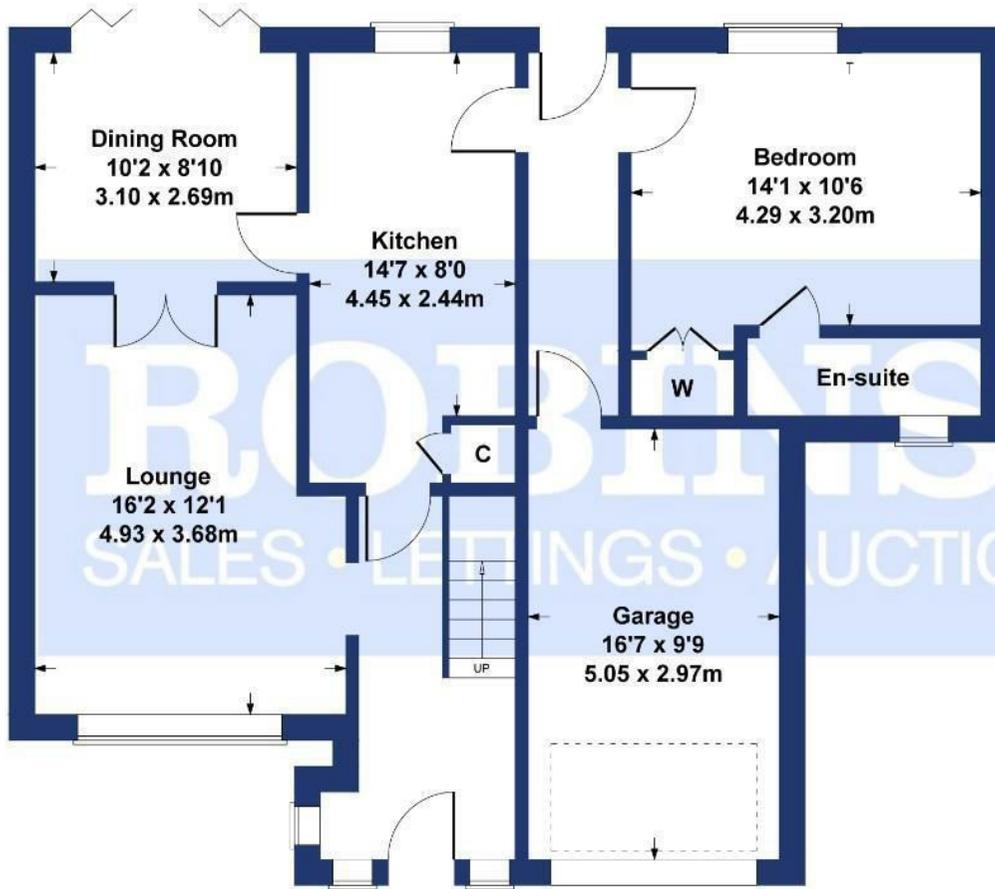
Devonshire Road

Approximate Gross Internal Area
1418 sq ft - 132 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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. 2020

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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