



College View, Bearpark, DH7 7DY
2 Bed - House - Semi-Detached
O.I.R.O £80,000

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College View

Bearpark, DH7 7DY

No Upper Chain ** Village Location Outskirts of Durham ** Ideal Starter Home or Buy-to-Let ** Extended Floor Plan ** Spacious Rooms ** Double Glazing & GCH ** Good Road Links ** Must Be Viewed **

The floor plan briefly comprises: entrance porch, hallway with stairs to first floor, comfortable lounge with useful study or dining area, conservatory with french doors to the rear garden. The first floor has two double bedrooms and white bathroom/WC. Outside, there is street parking and a good sized rear garden with sunny aspect.

Bearpark is a village located approximately 3 miles west of Durham City, making it a convenient and appealing location for those seeking a blend of rural and urban living. The village offers a range of amenities including local shops, a primary school, and recreational facilities, making it ideal for families and professionals alike.

The surrounding area is characterised by picturesque countryside, with plenty of opportunities for outdoor activities such as walking, cycling, and exploring nearby nature reserves. Bearpark is well-connected by road, offering easy access to Durham City and other nearby towns, as well as the A1(M) for commuting further afield.

The village has a friendly, close-knit community atmosphere, with various local events and activities taking place throughout the year. Housing in Bearpark includes a mix of traditional cottages, modern homes, and new developments, catering to a variety of tastes and budgets.

Overall, Bearpark offers a peaceful and scenic environment with the convenience of nearby urban amenities, making it a desirable location for those looking to enjoy the best of both worlds.









GROUND FLOOR

Entrance Porch

Hallway

Kitchen

12'0 x 10'4 (3.66m x 3.15m)

Lounge & Study Area

16'5 x 10'11 (5.00m x 3.33m)

Conservatory

9'11 x 8'4 (3.02m x 2.54m)

FIRST FLOOR

Bedroom

11'11 x 11'5 (3.63m x 3.48m)

Bedroom

12'10 x 8'11 (3.91m x 2.72m)

Bathroom/WC

7'5 x 6'5 (2.26m x 1.96m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 39 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: C

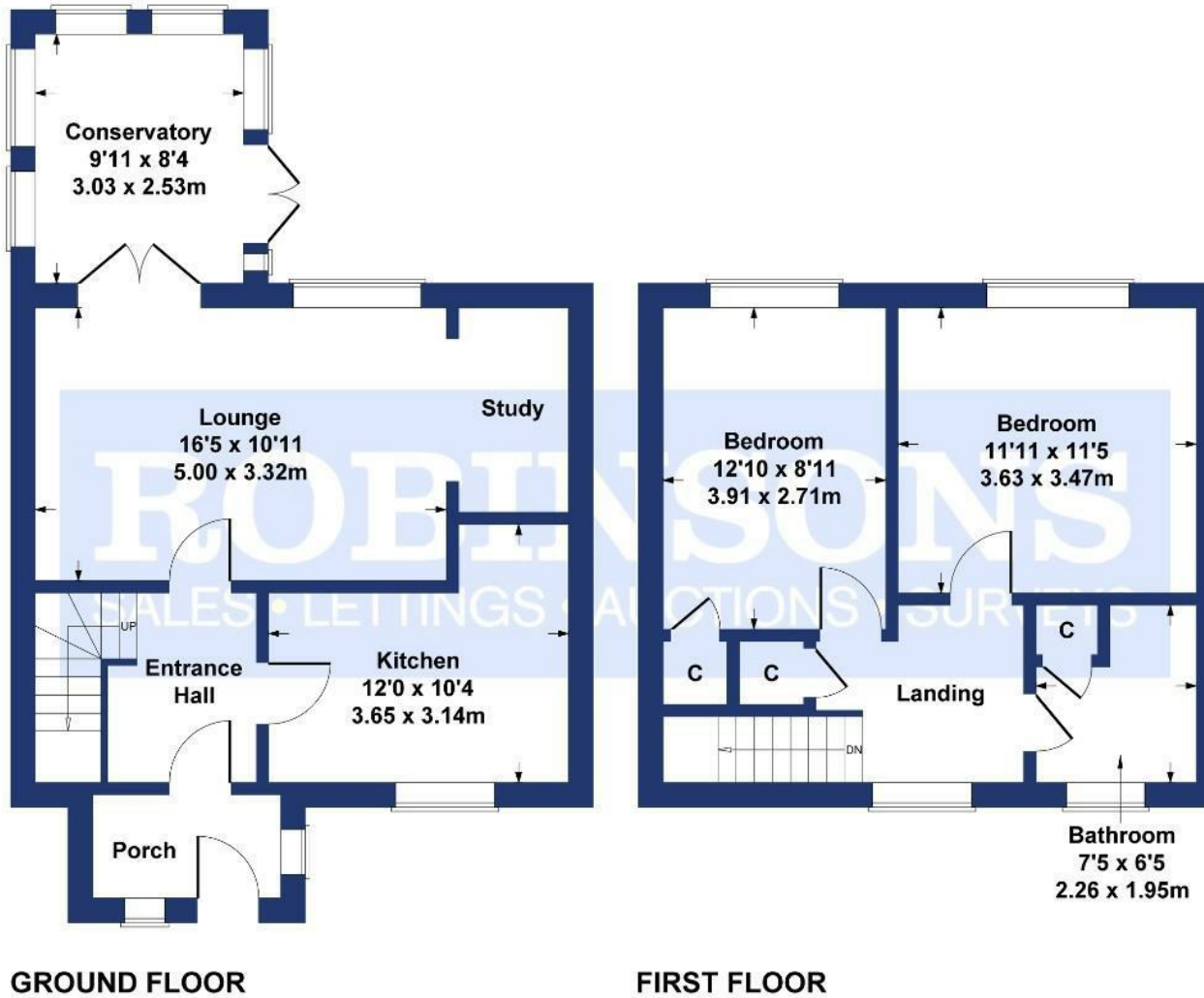
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robnsons cannot accept liability for any information provided.



College View

Approximate Gross Internal Area
936 sq ft - 87 sq m

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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

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.

