



**Western Lodge Cottages,  
Whitesmocks, DH1 4LH  
1 Bed - Cottage  
£800 Per Calendar Month**

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

FURNISHED \* PERIOD STYLE COTTAGE \* HIGHLY  
REGARDED LOCATION \* DOORSTEP OF DURHAM CITY \*  
SUPERBLY PRESENTED \* DOUBLE GLAZING AND GCH \*  
PARKING & COURTYARD STYLE GARDEN \*

Briefly comprises: open plan living kitchen diner, double  
bedroom and shower room/wc. Outside there is a small  
courtyard garden area and parking.

Western Lodge is an extremely pleasant row of traditional style  
cottages which lies on the outskirts of Durham City where there  
are a comprehensive range of shopping and recreational  
facilities and amenities available. It is also well placed for  
commuting purposes as it lies a short distance from the A(167)  
Highway which provides good road links to other regional  
centres. The property is situated within the catchment area of a  
number of very well regarded schools.

Council Tax Band - A Annual Cost - £1620.79

EPC Rating - D

BOND £800 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers and No Pets

Required Earnings: Tenant Income - £25,200 Guarantor Income  
(If Required) - £28,200

#### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Superfast Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.  
£1620.79

Energy Rating: D

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.







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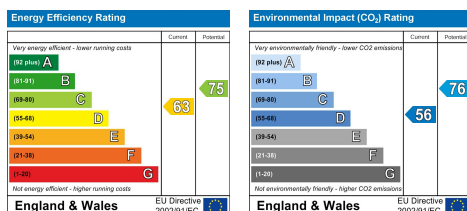
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## DURHAM

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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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