

**Garden Terrace, Coxhoe, DH6 4EH**  
**2 Bed - House - End Terrace**  
**£575 Per Calendar Month**

**ROBINSONS**  
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\*\* AWAITING INTERNAL PHOTOGRAPHS \*\*

EPC RATING : D

Unfurnished \*\* Popular Village Location \*\* Outskirts of Durham  
 \*\* Opposite Good School \*\* Double Glazing & GCH \*\* Garden & Courtyard \*\*

The floor plan includes an entrance hallway, a lounge, and kitchen diner. There are two well-proportioned bedrooms and a modern bathroom. Outside, the property features both a garden and a yard.

Situated in Coxhoe, residents enjoy access to a variety of amenities including convenience stores, a pharmacy, and inviting eateries. Embrace the community spirit at the village hall, hosting an array of fitness classes, coffee mornings, and seasonal markets. For comprehensive shopping needs, Spennymoor is 4 miles away, boasting supermarkets and a diverse selection of high street shops and dining options.

Indulge in retail therapy at Durham City Retail Park, a short 6-mile journey, offering an extensive array of brands, homeware stores, and delectable fast food outlets. For a cultural experience, explore the historic city of Durham, renowned for its charming independent shops, acclaimed restaurants, and vibrant nightlife.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - D

BOND £575 | MINIMUM 6 MONTHS TENANCY

Specifications: No Smokers and No Pets

Required Earnings: Tenant Income - £20,700 Guarantor Income (If Required) - £20,700

#### Agents Notes

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains - metered

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>

Selective licencing area – No

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord 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.

#### REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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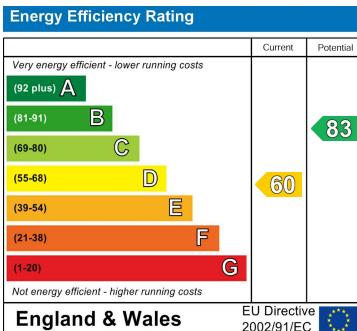
Surveys and EPCs

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Strategic Marketing Plan

Dedicated Property Manager



## DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

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## CHESTER-LE-STREET

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E: info@robinsonsccls.co.uk

## BISHOP AUCKLAND

120 Newgate Street

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## CROOK

Royal Corner

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## SPENNYMOOR

11 Cheapside

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T: 01388 420444

E: info@robinsonspennymoor.co.uk

## SEDGEFIELD

3 High Street

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T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyard.co.uk

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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