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**Bower Court, Coxhoe, DH6 4JT**  
**3 Bed - House - Townhouse**  
**£795 Per Month**

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Unfurnished \*\* Very Popular Location \*\* Two Bedrooms & Two Bathrooms \*\* Modern Town House Style Home \*\* Parking & Garage \*\* Outskirts of Durham \*\* Good Local Amenities \*\* Ideal For Commuters Being Close to the A1(M) \*\* Must Be Viewed \*\*

The property benefits from double glazing and gas central heating and in brief the accommodation comprises of entrance hallway with garage access, WC, living kitchen and breakfast room fitted with a modern kitchen and a selection of integral appliances. The first floor has a good size living room, two bedrooms and bathroom/WC with over bath shower. The top floor has the principle bedroom with en-suite shower room/WC. Externally there is driveway parking and integral garage.

Coxhoe, nestled in County Durham, England, offers a harmonious blend of rural charm and modern comforts just 6 miles south of Durham city centre. Its serene landscapes and tight-knit community attract those seeking a slower pace of life without sacrificing urban amenities. Despite its rustic feel, Coxhoe boasts excellent road connectivity via the A177 and A688, making commuting easy. Despite its size, the village provides essential amenities, enhancing residents' quality of life. In essence, Coxhoe offers an enchanting lifestyle, blending tranquillity with convenience, appealing to a diverse range of prospective residents.

Council Tax Band - C Annual Cost - approx. £2222.19pa

EPC Rating - C

BOND £795

Required earnings: Tenant Income £28,620.00 Guarantor Income (if required) £28,620.00

## GROUND FLOOR

### Hallway

### WC

### Kitchen Diner

17'7 x 12'3 (5.36m x 3.73m)

### Garage

15'5 x 9'7 (4.70m x 2.92m)

## FIRST FLOOR

### Lounge

15'6 x 10'4 (4.72m x 3.15m)

### Bedroom

12'3 x 10'4 (3.73m x 3.15m)

### Bedroom

10'8 x 7'0 (3.25m x 2.13m)

### Bathroom/WC

## SECOND FLOOR

### Bedroom

15'0 x 14'3 (4.57m x 4.34m)

### En-Suite

### Agent Notes

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains - metered

Sewerage – Mains

Heating – Gas/ Electric 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

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



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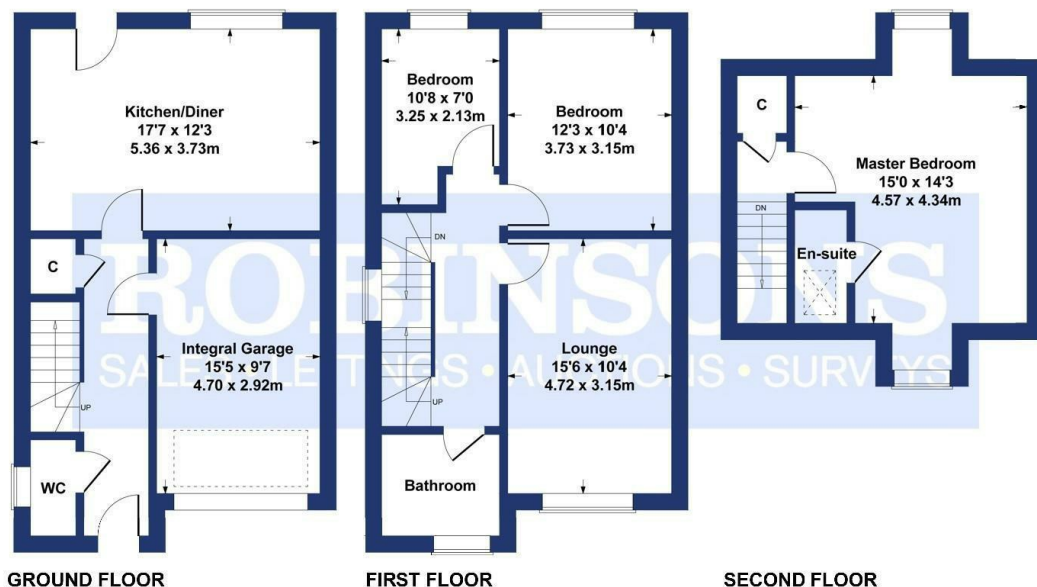
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Bower Court

Approximate Gross Internal Area  
1312 sq ft - 122 sq m



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. 2022

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   | 80        |
| (55-68) D                                   | 83        |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |

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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.

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