



**St. Bedes Close, DH1 4AA**  
**3 Bed - House - Semi-Detached**  
**£1,350 Per Calendar Month**

**ROBINSONS**  
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\* RECENTLY MUCH IMPROVED \* NEW KITCHEN \* RE-WIRED \* NEW CARPETS AND DECORATION \* VERY RARELY AVAILABLE \*

We are delighted to offer to the market this much improved semi detached house with three bedrooms, driveway, and garage on St. Bedes Close, within a highly sought after location in Durham. This immaculate property offers ample living accommodation and should appeal to many prospective tenants.

Having easy access to all of the local amenities offered in and around the immediate area, this desirable home is within a ten minute walk into the centre of Durham City, is within excellent commuting distance to all major road networks such as the A1(M) & the A19 and benefits further from gas central heating via combination boiler, and double glazing throughout.

St Bedes Close sits within the catchment area for several Outstanding Ofsted rated primary & Secondary schools including St Margarets Church of England Primary School, Nevilles Cross Primary School & Durham Johnston Secondary School. This would be the perfect rental for the family looking to acquire a deceptively spacious within such a popular location.

This well proportioned property briefly comprises: entrance lobby, wonderful re-fitted kitchen, and a spacious dining and living area, ideal for the growing family.

On the first floor there are three bedrooms, a shower room, and separate WC.

Externally there are gardens to the front and rear, a driveway, and garage.

We highly recommend thorough internal inspection in order to fully appreciate the style, standard, space, layout and size of this impressive home.

Council Tax Band - C Annual Cost - £2222.19

EPC Rating - C

BOND £1,350

Required Earnings: Tenant Income - £48,600.00 Guarantor Income (If Required) - £48,600.00

#### Agent's 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

Sewerage – Mains

Heating – Gas

Estimated Mobile phone coverage – Please refer to the Ofcom

Website - <https://www.ofcom.org.uk>

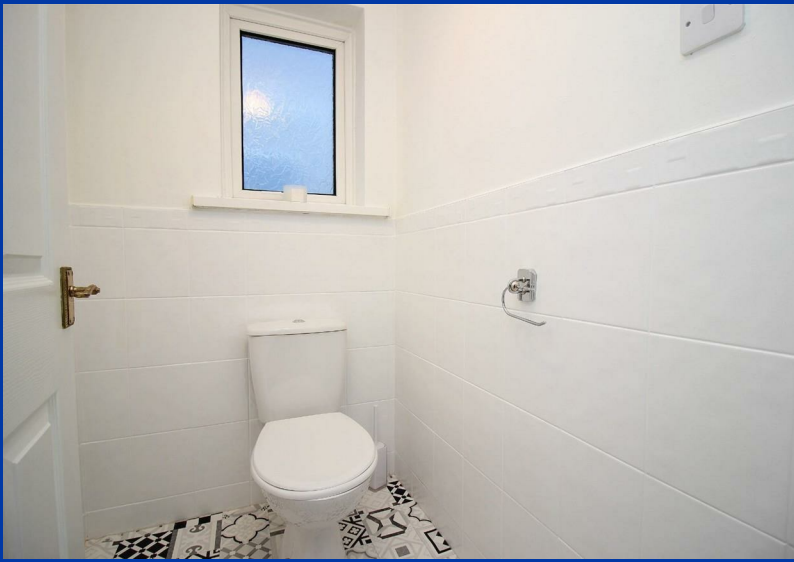
Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

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.

#### REDRESS

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



# OUR SERVICES

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	
(55-68) D	71
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

## DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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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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