



Deerness Heights, Brandon, DH7 8TY
3 Bed - House - Semi-Detached
£775 Per Calendar Month

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**** Detached Garage ** Shared Driveway ** Well Presented ** Private Rear Garden ** Popular Location ** Outskirts of Durham ** Good Road Links ** Upvc Double Glazing & GCH ** Pleasantly Position ** Must Be Viewed ****

The floor plan comprises: entrance, comfortable living room with stairs to the first floor. The fitted kitchen and dining room is fitted with a range of units and has door to the rear garden. The first floor has three bedrooms and family bathroom/WC. Outside, there are front and rear gardens. The front provides shared driveway to the single car detached garage. The rear garden is enclosed offering a degree of privacy.

Brandon, a village in Durham, offers a blend of rural tranquillity and modern convenience. The village is has a variety of essential amenities, ensuring day-to-day needs are easily met. For families, there are reputable schools nearby, along with community facilities and green spaces for recreation.

Brandon has good transport links to Durham, which is just a short drive or bus journey away, offering additional amenities and cultural attractions. The nearby A690 and A1(M) provide convenient access to the wider region, making it a great choice for commuters. Surrounded by picturesque countryside, Brandon also boasts opportunities for outdoor activities, with scenic walking trails and nature reserves on its doorstep, offering a peaceful lifestyle with all the convenience of modern living.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - D

BOND £775 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers, Pets Considered (Additional £25pcm for Pet Rent)

Required Earnings: Tenant Income - £27,900 Guarantor Income (If Required) - £29,700

Entrance

Lounge

15'10 x 14'10 (4.83m x 4.52m)

Kitchen Diner

14'9 x 8'5 (4.50m x 2.57m)

FIRST FLOOR

Bedroom

11'6 x 8'5 (3.51m x 2.57m)

Bedroom

8'11 x 8'5 (2.72m x 2.57m)

Bedroom

8'6 x 6'2 (2.59m x 1.88m)

Bathroom/WC

6'1 x 5'10 (1.85m x 1.78m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 40 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A Approx. £1621pa

Energy Rating: TBC

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.

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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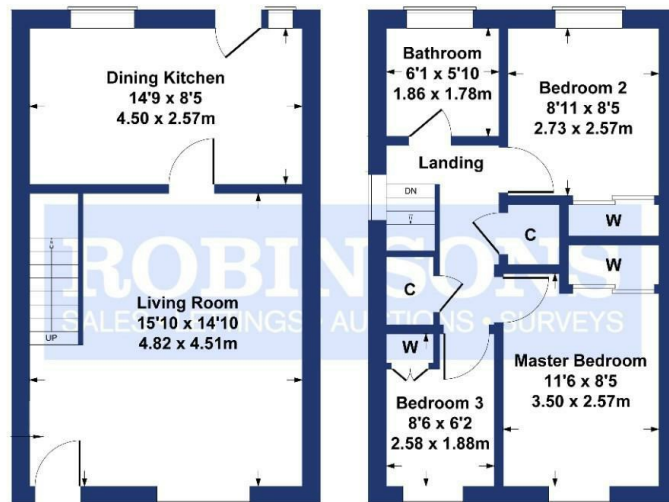
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Deerness Heights

Approximate Gross Internal Area
732 sq ft - 68 sq m



GROUND FLOOR

FIRST FLOOR

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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