

**Devonshire Road, Belmont, DH1 2BH**  
**3 Bed - House - Semi-Detached**  
**£950 Per Calendar Month**

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Part Furnished \*\* Very Popular Location \*\* Gardens, Parking & Garage \*\* Well Presented \*\* Good Road Links & Amenities \*\* Double Glazing & GCH Via Combination Boiler \*\* Early Viewing Advised \*\*

The accommodation briefly comprises of entrance hall, lounge which opens up to the spacious dining room, which has doors out to the rear garden. It also gives access to the modern fitted kitchen with some appliances. To the first floor there are three bedrooms and a family bathroom/wc with white suite and over bath shower. Externally the property enjoys gardens to the front and rear. The front has driveway parking which leads to the single garage. The rear is enclosed, offers a high degree of privacy and benefits a sunny aspect.

Located around 2.5 miles from historic Durham City, Belmont has an array of facilities, including reputable primary and secondary schools, library, playground, doctor and dental surgeries. Commute and travel are made effortless in Belmont, thanks to its excellent transport network. Park and ride facilities into Durham, easy access to the A1(M) and A690 for travel north and south. Furthermore, the presence of Durham Railway Station grants easy access to the East Coast Mainline, ensuring seamless connections to various destinations.

Council Tax Band - C Annual Cost - £1900.44

EPC Rating - D

BOND £950 | MINIMUM 6 or 12 MONTHS TENANCY

Specifications - Professionals Only, No Smokers, Pets Considered (Additional £25PCM for pet rent)

Required Earnings: Tenant Income - £28,500.00 Guarantor Income (If Required) - £34,200.00

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast 9,000 Mbps

Energy Rating: C

Disclaimer: The preceding details have been sourced from the landlord 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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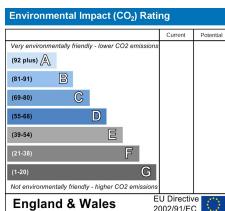
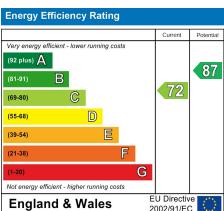
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