



Farnham Close, Newton Hall, DH1 5FL
3 Bed - House - Semi-Detached
£850 Per Calendar Month

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Unfurnished ** Sunny & Private Rear Aspect ** Well Presented Throughout ** Ideal Family or Starter Home ** Driveway Parking for One Car ** Single Car Garage ** Gardens ** Popular & Convenient Location ** Local Amenities & Road Links ** Most Wood Framed Double Glazing & GCH Via Combination Boiler ** Early Viewing Advised **

The floor plan comprises: entrance porch, vestibule, lounge dining room with patio doors to the rear garden, modern fitted kitchen with integral fridge & freezer. There is also a useful utility room with door to the rear garden. The first floor has three bedrooms, with the third bedroom being ideal for an office or nursery. There is also an attractive family bathroom/wc with over bath shower. Outside there are front and rear gardens, driveway parking for one car and single garage. The rear garden benefits from a sunny and private aspect with pleasant outlook.

Farnham Close occupies a pleasant tucked away position within this extremely popular residential development, where there are a range of local shops and facilities such as schools, doctors surgery and public library available. A more comprehensive range of shopping and recreational facilities and amenities are available within Durham City Centre which lies approximately 3 miles distant. Newton Hall is well placed for commuting purposes as it lies in close proximity to the A(167) Highway which provides good road links to other regional centres.

Council Tax Band - B Annual Cost - £1720.58

EPC Rating - C

BOND £850 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers and No Pets.

Required Earnings: Tenant Income £30,600.00 - Guarantor Income £30,600.00

Ground Floor

Entrance Porch

Vestibule

Lounge Dining Room

18'10 x 13'02 narrowing to 8'01 (5.74m x 4.01m narrowing to 2.46m)

Kitchen

8'09 x 7'11 (2.67m x 2.41m)

Utility Room

7'05 x 6'01 (2.26m x 1.85m)

First Floor

Bedroom

11'0 x 8'07 (3.35m x 2.62m)

Bedroom

8'10 x 8'07 (2.69m x 2.62m)

Small Bedroom / Office or Nursery

7'06 x 7'10 (2.29m x 2.39m)

Bathroom/WC

7'04 x 5'07 (2.24m x 1.70m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Superfast Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx.

£1720.58 p.a

Energy Rating: C

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.



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Strategic Marketing Plan

Dedicated Property Manager

Farnham close
Approximate Gross Internal Area
846 sq ft - 79 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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		70	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

DURHAM

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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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