

Oak Lea Terrace, Bearpark, DH7 7AH
2 Bed - House - Mid Terrace
£595 Per Calendar Month

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**** Lovely Terraced Property ** Views Across Fields to Rear **
 Spacious Floor Plan ** Sunny Rear Aspect ** Semi Rural
 Setting ** Large Yard ** Popular Location ** Easy Reach of
 Durham City & Major Road Links ** Double Glazing & GCH **
 Must Be Viewed ****

Bedroom 2

42'7" x 36'1" (13 x 11'4)

The spacious and versatile floor plan briefly comprises: entrance vestibule, hallway, spacious lounge and dining room, kitchen, and bathroom. To the first floor there are two double bedrooms. To the rear is a large enclosed yard.

Oak Lea Terrace is located on the main through route of Bearpark, with open countryside to the rear and is within easy walking distance of local shops, a primary school and regular bus services to the surrounding areas. Bearpark is a semi rural village location on the outskirts of Durham, approximately 2.5 miles from the city centre where there are a wide range of shopping and leisure facilities. The A167 trunk road provide access to the surrounding areas, including the Arnison Centre, Darlington and Newcastle.

Council Tax Band - A Annual Cost - £1469

EPC Rating - C

BOND £595 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers and Pets Considered (Additional £25PCM Pet Rent)

Required Earnings: Tenant Income - £21,420 Guarantor Income (If Required) - £21,420

GROUND FLOOR

Entrance

Hallway

Lounge

15'8 x 10'9 (4.78m x 3.28m)

Dining Room

11'10 x 8'02 (3.61m x 2.49m)

Kitchen

11'10 x 8'2 (3.61m x 2.49m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1

19'6 x 10'9 (5.94m x 3.28m)



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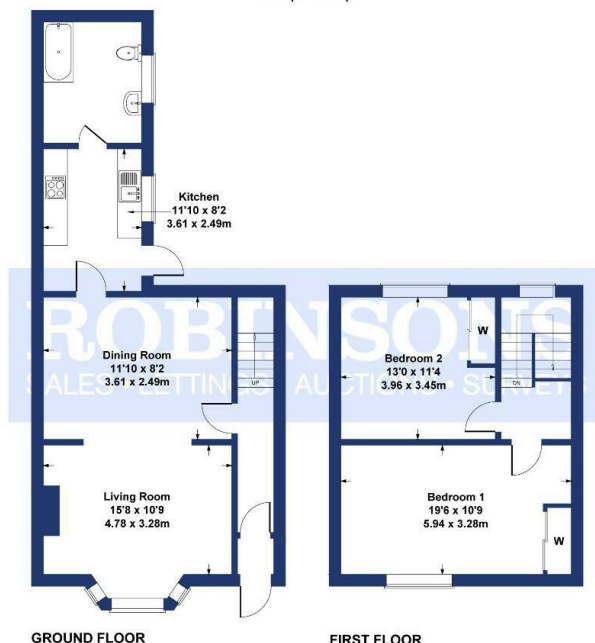
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Oak Lee Terrace
Approximate Gross Internal Area
1084 sq ft - 101 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	
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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