



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

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

\*\* Lovely Terraced Property \*\* Views Across Fields to Rear \*\* **Bedroom 2** 42'7" x 36'1" 13'1" (13 x 11'4)  
 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 \*\*

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**

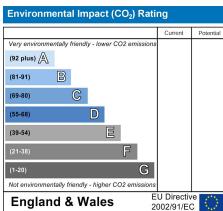
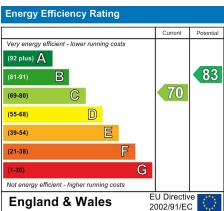
**Bedroom 1**

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

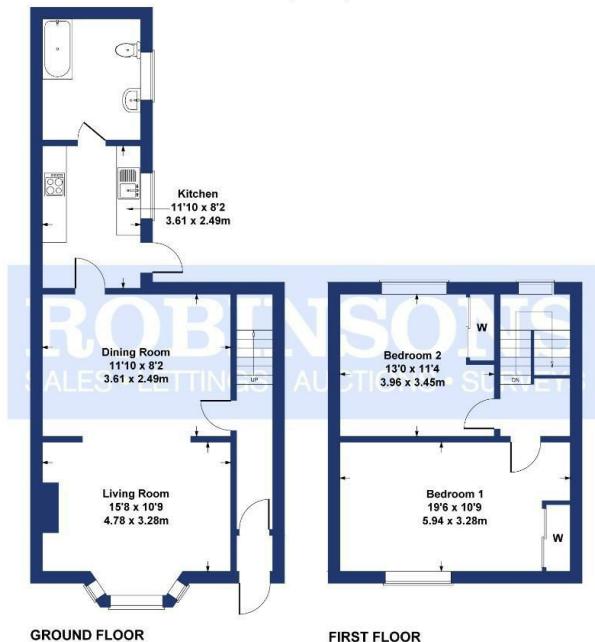


# OUR SERVICES

- Mortgage Advice
- Conveyancing
- Surveys and EPCs
- Property Auctions
- Lettings and Management
- Strategic Marketing Plan
- Dedicated Property Manager



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

**DURHAM**  
1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

**DURHAM REGIONAL HEAD OFFICE**  
19A Old Elvet  
DH1 3HL  
T: 0191 383 0777  
E: info@robinsonsdurham.co.uk

**CHESTER-LE-STREET**  
45 Front Street  
DH3 3BH  
T: 0191 387 3000  
E: info@robinsonscsls.co.uk

**BISHOP AUCKLAND**  
120 Newgate Street  
DL14 7EH  
T: 01388 458111  
E: info@robinsonsbishop.co.uk

**CROOK**  
Royal Corner  
DL15 9UA  
T: 01388 763477  
E: info@robinsonscrook.co.uk

**SPENNYMOOR**  
11 Cheapside  
DH16 6QE  
T: 01388 420444  
E: info@robinsonspennymoor.co.uk

**SEDGEFIELD**  
3 High Street  
TS21 2AU  
T: 01740 621777  
E: info@robinsonssedgefield.co.uk

**WYNYARD**  
The Wynd  
TS22 5QQ  
T: 0174 064 5444  
E: info@wynyardfineandcountry.co.uk

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.



**ROBINSONS**  
SALES • LETTINGS • AUCTIONS

1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 383 9994 | info@robinsonsdurham.co.uk  
www.robinsonsestateagents.co.uk