



**Western Lodge Cottages,  
Whitesmocks, DH1 4LH  
1 Bed - Flat  
£625 Per Calendar Month**

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Nestled in the highly desirable Whitesmocks area, this property is situated within the picturesque cul-de-sac of Western Lodge Cottages, enveloped by a variety of mature trees and shrubs that offer a sense of seclusion.

The residence features the advantages of gas central heating, an enclosed courtyard for convenient off-street parking, and a garage located in a separate block.

The accommodation includes an entrance hall, a lounge seamlessly connected to the kitchen, boasting an impressive black marble fireplace, a double bedroom with storage and a cast iron fireplace, and a bathroom with a white suite and over-bath shower. This charming cottage is located in an outstanding area, convenient for good schooling, hospitals, commuting links and amenities.

EPC Rating- E

BOND: £625

Council Tax Band - A Annual Cost - £1547.02

Specification: No pets and No Smokers

REQUIRED EARNINGS - TENANTS: £22,500.00pa;  
GUARANTORS: if required £22,500.0pa

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: To be confirmed

Mobile Signal/Coverage: To be confirmed

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.

#### REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

#### Agent Notes

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	63
(39-54) E	45
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

## 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

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## CHESTER-LE-STREET

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## BISHOP AUCKLAND

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## CROOK

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## SEDFIELD

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E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd

TS22 5QQ

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E: info@robinsonswynyard.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.



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