



**Western Lodge Cottages,  
Whitesmocks, DH1 4LH  
1 Bed - Cottage  
£800 Per Calendar Month**

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

DISCLAIMER: THERE IS AN ADDITIONAL £28 PAYABLE TO THE LANDLORD EACH MONTH ON TOP OF THE RENT FOR THE BROADBAND/INTERNET FOR THE PROPERTY WHICH IS NOT OPTIONAL.

FURNISHED \* PERIOD STYLE COTTAGE \* HIGHLY REGARDED LOCATION \* DOORSTEP OF DURHAM CITY \* SUPERBLY PRESENTED \* DOUBLE GLAZING AND GCH \* PARKING & COURTYARD STYLE GARDEN \*

Briefly comprises: open plan living kitchen diner, double bedroom and shower room/wc. Outside there is a small courtyard garden area and parking.

Western Lodge is an extremely pleasant row of traditional style cottages which lies on the outskirts of Durham City where there are a comprehensive range of shopping and recreational facilities and amenities available. It is also well placed for commuting purposes as it lies a short distance from the A(167) Highway which provides good road links to other regional centres. The property is situated within the catchment area of a number of very well regarded schools.

Council Tax Band - A Annual Cost - £1666.64

EPC Rating - D

BOND £800

Required Earnings: Tenant Income - £28,800 Guarantor Income (If Required) - £28,800

#### Agents 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.



# OUR SERVICES

Mortgage Advice

Conveyancing

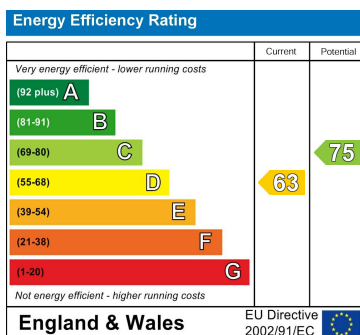
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## DURHAM

1-3 Old Elvet

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T: 0191 383 9994 (option1) (Lettings)

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## DURHAM REGIONAL HEAD OFFICE

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## WYNYARD

The Wynd

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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.

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

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