



**Kepier Gatehouse, Kepier Farm, DH1 1LB**  
**1 Bed - Apartment**  
**£1,100 Per Calendar Month**

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# Kepier Gatehouse

## Kepier Farm, DH1 1LB

Superb Rural Setting Close to City Life \*\* Located Along the Banks of the River Wear \*\* Upgraded One Bedroom Apartment \*\* Quirky & Unique Layout \*\* Full of Charm & Character \*\* Parking \*\* Useful Lockable Store \*\* Modern Kitchen & Bathroom \*\* Renewed Electric Storage Heaters \*\* Rarely Available \*\*

The floor plan comprises: steps up to the main entrance door, lobby, comfortable lounge with log burning stove, useful utility area and cloak/WC, attractive bathroom with over bath shower and washing machine. The kitchen is fitted with a range of modern units with breakfast area and selection of appliances. The bedroom is a large double room which has space for study or seating area.

\*\*\* The tenant is not responsible for maintaining any of the grounds, and parking is well catered for without charge. \*\*\*

The Sands, and Kepier Farm offer a blend of rural charm and proximity to the city, appealing to various prospective tenants. The Sands is a highly desirable location near Durham city centre, situated along the River Wear. It offers easy access to Durham's historic sites, including the Cathedral and Castle, as well as local shops, restaurants, and cultural amenities. The area is well-connected via the A690 and A1(M) for road transport, with Durham train station nearby providing direct services to London, Newcastle, and Edinburgh. It's ideal for professionals, families, or investors seeking a home in a picturesque, yet vibrant city setting. The location also offers excellent access to amenities, including access to highly rated schools, healthcare facilities, and leisure opportunities, such as walking or cycling along scenic routes by the River Wear.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - F (This property is exempt)

BOND £1,100 | MINIMUM 12 MONTH TENANCY

Specifications: No Smokers. No Pets

Required Income: Tenant Income - £39,600 Guarantor Income (If Required) - £41,600









### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Superfast Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1547.02

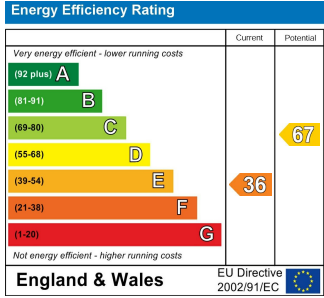
Energy Rating: F (This property is exempt)

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.

### REDRESS

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





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 383 9994  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

