

Devonshire Road, Belmont, DH1 2BH
3 Bed - House - Semi-Detached
£1,100 Per Calendar Month

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Part Furnished ** Very Popular Location ** Gardens, Parking & Garage ** Well Presented ** Good Road Links & Amenities ** Double Glazing & GCH Via Combination Boiler ** Early Viewing Advised **

The accommodation briefly comprises of entrance hall, lounge which opens up to the spacious dining room, which has doors out to the rear garden. It also gives access to the modern fitted kitchen with some appliances. To the first floor there are three bedrooms and a family bathroom/wc with white suite and over bath shower. Externally the property enjoys gardens to the front and rear. The front has driveway parking which leads to the single garage. The rear is enclosed, offers a high degree of privacy and benefits a sunny aspect.

Located around 2.5 miles from historic Durham City, Belmont has an array of facilities, including reputable primary and secondary schools, library, playground, doctor and dental surgeries. Commute and travel are made effortless in Belmont, thanks to its excellent transport network. Park and ride facilities into Durham, easy access to the A1(M) and A690 for travel north and south. Furthermore, the presence of Durham Railway Station grants easy access to the East Coast Mainline, ensuring seamless connections to various destinations.

Council Tax Band - C Annual Cost - £1900.44

EPC Rating - D

BOND £1100 | MINIMUM 6 or 12 MONTHS TENANCY

Specifications - No Smokers, Pets Considered (Additional £25PCM for pet rent)

Required Earnings: Tenant Income - £28,500.00 Guarantor Income (If Required) - £34,200.00

Agent Notes

Property Construction – Standard, non-traditional
 Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
 Gas Supply - Mains
 Electricity supply – Mains
 Water Supply – Mains (not metered)
 Sewerage – Mains
 Heating – Gas Central Heating/Electric/Oil
 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.

REDRESS

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



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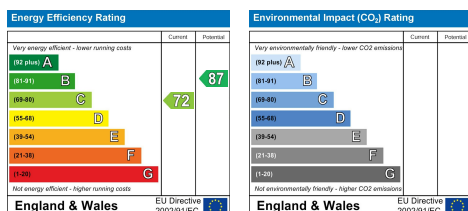
Surveys and EPCs

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Dedicated Property Manager



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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.



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