



**Gardners Place, Langley Moor, DH7 8XZ**  
**3 Bed - House - Semi-Detached**  
**£900 Per Calendar Month**

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**SPACIOUS FAMILY HOME \* THREE BEDROOM SEMI DETACHED \* POPULAR LOCATION \* TWO BATHROOMS AND SEPARATE DINING ROOM \* UNFURNISHED \***

The property benefits from double glazing and gas central heating and briefly comprises: hall, lounge, dining room with French doors to the rear garden, modern kitchen units with built in cooking facilities & integrated dishwasher, utility room. To the first floor there are three bedrooms, master with en-suite and bathroom/wc with white suite with separate shower cubicle. Externally the property enjoys front and rear gardens, decking area, driveway and garage.

Gardners Place is well situated on this high sought after development, which lies within Langley Moor where there are a range of local shops and recreational facilities available. A more comprehensive range of shopping, recreational facilities and good schooling are available within Durham City, which lies approximately 3 miles distant. Langley Moor is well placed for commuting purposes as it lies adjacent to the A(690) Highway, providing good road links to other regional centres.

Council Tax Band - C Annual Cost - £2062.70

EPC Rating - TBC

BOND £900 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers and Pets Considered (Additionally £25pcm for Pet Rent)

Required Earnings: Tenant Income - £34,200 Guarantor Income (If Required) - £36,200

#### **REDRESS**

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

#### **AGENTS 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  
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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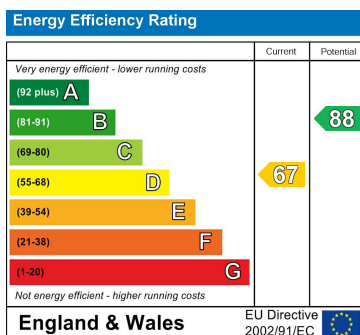
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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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