



Bower Court, Coxhoe, DH6 4JT
3 Bed - House - Townhouse
£850 Per Calendar Month

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POPULAR LOCATION ** TWO BEDROOMS ** TOWNHOUSE
** UNFURNISHED PROPERTY ** PARKING AND GARAGE **
GAS CENTRAL HEATING ** OUTSKIRTS OF DURHAM CITY
CENTRE ** EASY ACCESS TO THE A1(M) **

The property benefits from double glazing and gas central heating and in brief the accommodation comprises of entrance hallway, cloaks/w.c., lounge/kitchen with garage access. The kitchen has integral fridge/freezer, washing machine, dishwasher, oven and hob. To the first floor are two bedrooms and bathroom complete with over bath shower, whilst to the second floor is the master bedroom with en-suite. Externally there is parking/garage. Early viewing comes highly recommended.

Bower Court is a small development on the outskirts of the village of Coxhoe. Coxhoe has a good range of everyday shops etc and is approximately 5 miles from Durham City Centre where there are comprehensive shopping and recreational facilities available. It is well placed for commuting purposes being just off the A(177) Highway which offers access to Durham City and Teesside and is within a few minutes drive of the A1(M) Motorway Interchange at Bowburn.

Council Tax Band - C Annual Cost - approx. £2222.19pa

EPC Rating - C

BOND £850

Required earnings: Tenant Income £30,600 Guarantor Income (if required) £30,600

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 - metered

Sewerage – Mains

Heating – Gas/ Electric 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

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

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the



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

DURHAM

1-3 Old Elvet

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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.



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