



Woodland View, West Rainton, DH4 6RQ
3 Bed - House - Semi-Detached
£750 Per Month

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* AVAILABLE IMMEDIATELY * WELL PRESENTED AND MAINTAINED * CUL DE SAC POSITION * ENCLOSED GARDENS * SPACIOUS LOUNGE * DOWNSTAIRS WC *

Available to rent immediately on an unfurnished basis is this well presented and well maintained home, occupying a cul de sac position within West Rainton. The property offers practical and spacious accommodation along with enclosed gardens to the front, side and rear.

The floorplan comprises an entrance lobby, hallway, and a large L-shaped lounge with access onto raised garden decking, creating a comfortable and versatile living space. There is also an attractive fitted kitchen and a downstairs WC. To the first floor there are three bedrooms and a bathroom fitted with a white suite.

Externally, the property benefits from enclosed gardens to the front, rear and side, providing useful outdoor space with a good degree of privacy. There is also an outhouse offering additional storage.

Woodland View is situated within West Rainton, a popular village conveniently positioned for access to Durham City, Sunderland and surrounding areas. The village offers local amenities and everyday services, while excellent road links via the A690 and A1(M) make commuting straightforward. There are also nearby countryside walks and green spaces which add to the appeal for tenants seeking a balance of convenience and outdoor surroundings.

Council Tax Band - A | Annual Cost - £2320.54

EPC Rating - TBC

BOND £750

Required Earnings: Tenant Income - £46,800.00 Guarantor Income (If Required) - £46,800.00

AGENT'S NOTES

Council Tax: Durham County Council, Band A

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

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>

Flood risk – refer to the Gov website -

<https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website -

<https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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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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