



Sandgate, Coxhoe, DH6 4LB  
3 Bed - House - End Terrace  
£895 Per Calendar Month

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Early Viewing Advised \*\* Popular Village Location \*\* Extended Floor Plan \*\* Modern Development \*\* Good Local Amenities & Road Links \*\* Double Glazing & GCH \*\* Parking Space \*\* Private & Sunny Rear Aspect \*\* Ideal Starter or Family Home \*\*

The extended floor plan comprises: entrance hallway, cloak/wc, comfortable lounge, attractive open plan kitchen and dining room which leads through to the recently added sun lounge overlooking the rear garden. To the first floor there are three bedrooms and modern family bathroom/wc. Outside there is a parking space to the front, whilst to the rear there is a private enclosed garden with lawn and patio areas and the added advantage of having a sunny aspect.

Sandgate is a popular modern development situated on the outskirts of the Village of Coxhoe and Durham City. Easy access to the A1(M), making it ideal for commuters to Durham, Darlington, Teesside, Newcastle and beyond. The Village has a wide array of local shops, supermarkets, primary schools and medical centre.

Council Tax Band - C Annual Cost - £2062.70

EPC Rating - B

BOND £895 | MINIMUM 6 MONTHS TENANCY

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

Required Earnings: Tenant Income - £32,220 Guarantor Income (If Required) - £32,220

### Entrance Hallway

### WC

### Lounge

15'1" x 14'9" (4.60 x 4.50)

### Kitchen Dining Room

15'1" x 8'2" (4.60 x 2.49)

### Sun Lounge

13'1" x 9'2" (3.99 x 2.79)

### First Floor

### Bedroom

13'5" x 8'10" (4.09 x 2.69)

### Bedroom

10'9" x 8'10" (3.28 x 2.69)

### Bedroom

9'6" x 6'6" (2.90 x 1.98)

### Bathroom/WC

### Tenure - Freehold

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast

Mobile Signal/Coverage: Good

Tenure: Freehold

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.



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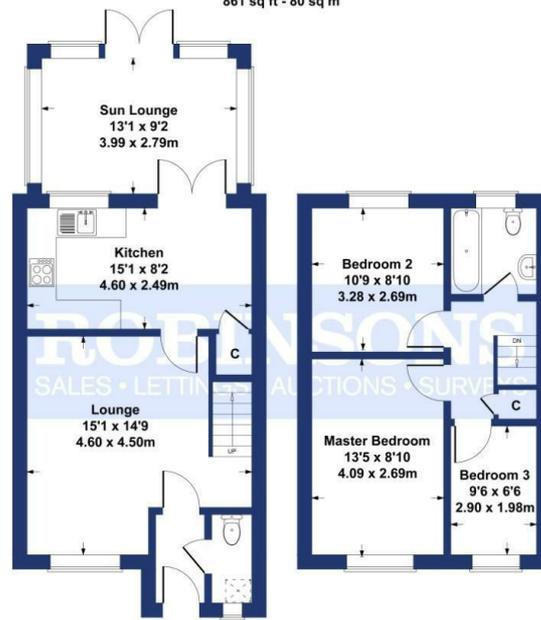
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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Sandgate**  
Approximate Gross Internal Area  
861 sq ft - 80 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		81	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

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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.

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