



Cheveley Walk, Belmont, DH1 2AU  
3 Bed - House - Link Semi Detached  
£1,000 Per Calendar Month

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\*\* £200 DEDUCTION FROM FIRST MONTHS RENT \*\*

Furnished / Part Furnished \*\* Well Presented & Extended \*\*  
Private & Sunny Rear Aspect \*\* Very Popular Location \*\*  
Outskirts of Durham \*\* Local Amenities & Transport Links \*\*  
Upvc Double Glazing & GCH \*\* Early Viewing Advised \*\*

The floor plan comprises, entrance porch, hallway, lounge, dining room, shower room, store/utility area and modern fitted kitchen. The first floor has three bedrooms, master en-suite shower room and family bathroom/WC. Outside there is ample driving parking and a private rear garden with sunny aspect.

This fabulous home enjoys a prominent position within a highly sought-after and long-established residential development. Nestled within Belmont, it boasts easy access to an array of amenities that cater to diverse needs. Within walking distance, residents will find a variety of local shops, ensuring convenience for day-to-day necessities. Families will appreciate the proximity to schools catering to all age groups, providing quality education within reach. Additionally, the presence of a doctors' surgery, post office, and public library further enhances the convenience and liveability of the area.

Belmont's strategic positioning also makes it an ideal choice for commuters. Situated just off the A(690) Durham to Sunderland Highway, residents benefit from seamless access to major transportation routes. The nearby A1(M) Motorway Interchange facilitates efficient travel both north and south, offering excellent connectivity for those traveling for work or leisure. This blend of convenience, accessibility, and community amenities underscores Belmont's appeal as a desirable residential location.

Council Tax Band - D Annual Cost - £2320.54

EPC Rating - D

BOND £1000 | MINIMUM 6 MONTH TENANCY

Specifications: No Smokers. No Pets

Required Income: Tenant Income - £39,600 Guarantor Income (If Required) - £39,600



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
105-91kWh B			
91-81kWh C			
81-65kWh D			
65-55kWh E			
55-45kWh F			
45-35kWh G			
Not energy efficient - higher running costs	1-35kWh		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	105-91kWh A		
105-91kWh B			
91-81kWh C			
81-65kWh D			
65-55kWh E			
55-45kWh F			
45-35kWh G			
Not environmentally friendly - higher CO <sub>2</sub> emissions	1-35kWh		
England & Wales	EU Directive 2002/91/EC		

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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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