

**Dorlonco Villas, Meadowfield, DH7 8RZ**  
**3 Bed - House - Semi-Detached**  
**£775 Per Calendar Month**

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Unfurnished \*\* Well Presented \*\* Spacious Floor Plan \*\* Gardens & Parking \*\* Outskirts of Durham \*\* Local Amenities & Road Links \*\* Double Glazing & GCH \*\*

The floor plan comprises: entrance hallway, comfortable lounge, separate dining room and fitted kitchen. The first floor has three good size bedrooms and family bathroom/WC. Outside are generous gardens and ample parking.

Pleasantly tucked away within a contemporary residential development, the property enjoys proximity to local shops and amenities in Meadowfield, Langley Moor, and Brandon. For a more extensive range of shopping and recreational options, Durham City Centre is conveniently located approximately 3 miles away. Meadowfield is also strategically positioned for commuting, thanks to its adjacency to the A(690) Highway, offering excellent road connections to various regional centres.

Council Tax Band - A Annual Cost - £1474.78

EPC Rating - D

BOND £775 | MINIMUM 6 MONTHS TENANCY

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

Required Earnings: Tenant Income - £27,900 Guarantor Income (If Required) - £29,900

## 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/

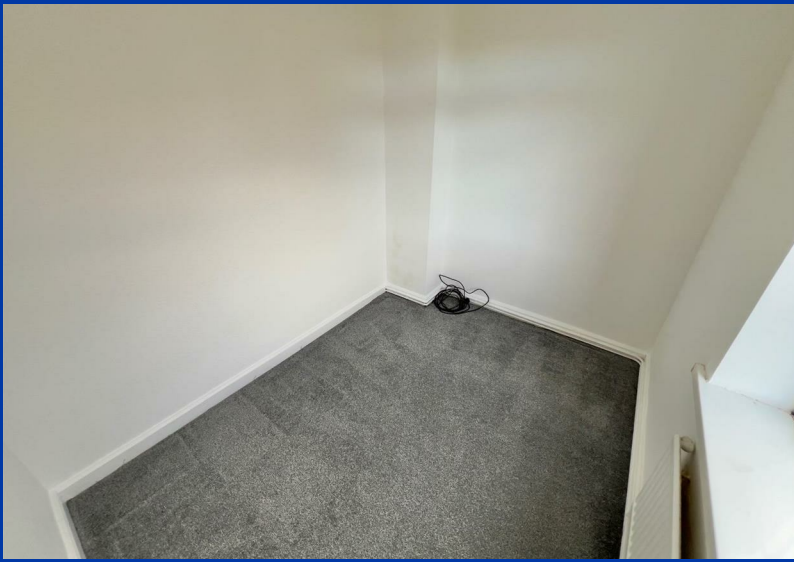
Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

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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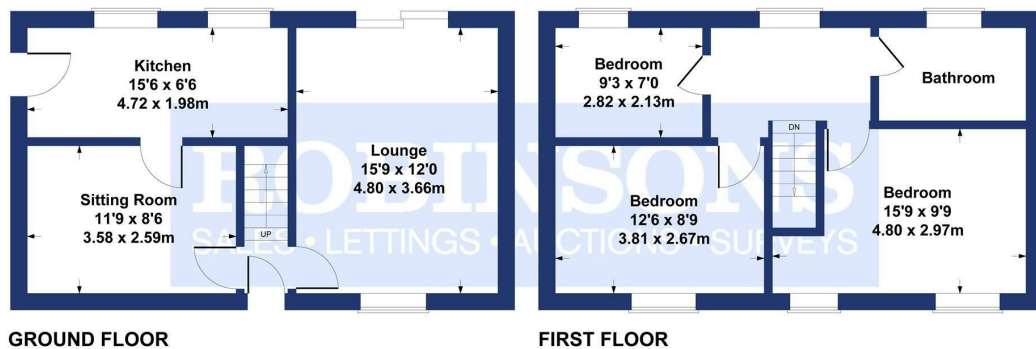
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Dorlonco Villas

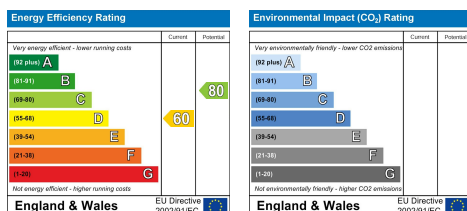
Approximate Gross Internal Area  
882 sq ft - 82 sq m



### 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. 2024



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T: 0191 383 9994 (option1) (Lettings)

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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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