

**Derwent Terrace, DL16 6DZ**  
**2 Bed - Bungalow - Semi Detached**  
**50% Shared Ownership £69,500**

**ROBINSONS**  
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**\*\*\* OVER 55's SHARED OWNERSHIP 50% Share\*\*\***

Robinsons are delighted to offer to the market this rare opportunity to acquire this beautiful two bedroom semi terraced bungalow, which is occupying a pleasant location in this quiet area of Derwent Terrace which lies less than a five minute walk from Spennymoor Town Centre and local amenities. This two bedroomed property is offered to the market with no onward chain. The property has many benefits and some of its key features are; modern kitchen & bathroom, UPVC double glazing and gas central heating. Giving all of the above early viewing is advised to avoid any disappointment!

Briefly comprising of; entrance hall, spacious lounge, two bedroom and attractive modern kitchen/diner with integrated appliances, well presented bathroom and to the rear there is a pleasant and easy to maintain patio & garden.

EPC Rating C  
Council Tax Band A

### Hallway

Radiator, storage cupboard, airing cupboard, loft access.

### Lounge

14'7 x 12'2 (4.45m x 3.71m)

UPVC window, radiator.

### Kitchen/Diner

11'1 x 10'3 (3.38m x 3.12m)

Wall and base units, stainless steel sink with mixer tap and drainer, tiled splashbacks, plumbed for washing machine, electric cooker point, space for fridge freezer, space for dining room table, uPVC window, access to rear.

### Bedroom One

11'6 x 9'6 (3.51m x 2.90m )

UPVC window, radiator.

### Bedroom Two

13'4 x 8'4 (4.06m x 2.54m)

UPVC window, radiator.

### Bathroom

White panelled bath with shower over, wash hand basin, W/C, radiator, uPVC window, tiled splashbacks, extractor fan.

### Externally

To the front elevation there is an easy to maintain garden and driveway. While to the rear, there is a good sized enclosed garden and patio with a useful storage shed.

### Charges and Leasehold Information

The Current monthly charges are payable to home group from 1st April 2024 are £105.45

Rent - £105.45

### Annual Charges

Reserve Fund - £347.50

Insurance - £265

Service Charge - £245.67

Management fee- £294.73

The Above Charges are revived annually on 1st April.

Lease Term – 125 years from 1 January 2008

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

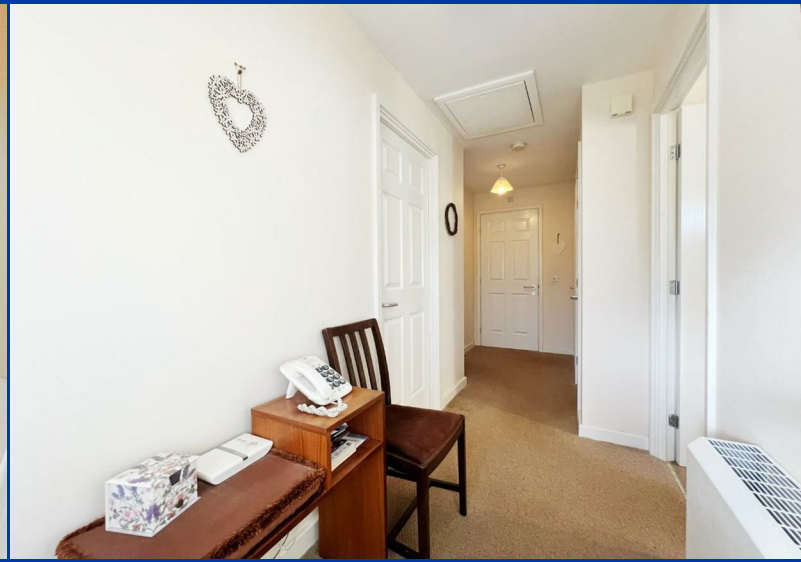
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,627.87p.a

Energy Rating: C







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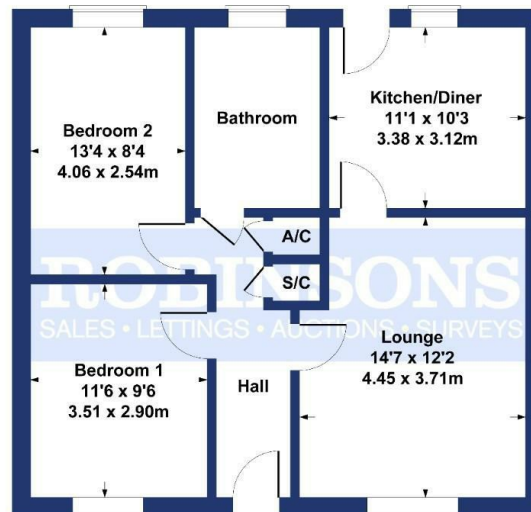
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Derwent Terrace

Approximate Gross Internal Area  
676 sq ft - 63 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
80	80		
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.

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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