



Front Street, Cockfield, DL13 5DJ  
2 Bed - House  
£650 PCM

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Nestled in the picturesque village of Cockfield, this charming two-bedroom cottage at 62 Front Street offers a delightful blend of modern comforts and traditional character. The property features a well-appointed modern kitchen and a stylish bathroom, making it ideal for contemporary living. The spacious double bedroom provides a serene retreat, while the good-sized single bedroom is perfect for guests or a home office.

One of the standout features of this cottage is its eco-friendly enhancements, including solar panels and a heat pump, which contribute to energy efficiency and lower utility bills. The utility room adds practicality to the home, providing extra space for laundry and storage.

Outside, the property boasts a pleasant courtyard, perfect for enjoying a morning coffee or evening relaxation. Ample on-street parking ensures convenience for residents and visitors alike. The location is particularly advantageous, with local amenities just a short stroll away, and excellent bus links providing easy access to nearby towns and cities.

This delightful cottage is an excellent opportunity for those seeking a comfortable and sustainable home in a friendly village setting.

**Bond £650 | Energy Efficiency Rating D | Council Tax band A**

**Specifications: TBC**

**Required Earnings: Tenant Income £19,500 Guarantor Income £19,500( if required)**



## GROUND FLOOR

### Lounge

15'5 x 9'10 (4.70m x 3.00m)

### Kitchen

12'7 x 4'3 (3.84m x 1.30m)

### Utility

6'9' x 6'6 (2.06m' x 1.98m)

### Bathroom

## FIRST FLOOR

### Landing

### Bedroom 1

12'11 x 8'11 (3.94m x 2.72m)

### Bedroom 2

8'7 x 7'0 (2.62m x 2.13m)

### WC

## EXTERNAL

### AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - No Gas

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Oil 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>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – N/A

Rights & Easements – Unknown

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>

Protected Trees – Unknown

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

### REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH





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 

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.