



**Woodland View, DL4 2LP**  
**3 Bed - House - Semi-Detached**  
**£700 Per Calendar Month**

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Nestled in the popular cul-de-sac of Woodland View, Shildon, this well presented three-bedroom semi-detached home offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for both relaxation and entertaining, alongside two well-appointed bathrooms that cater to the needs of modern family living.

As you approach the house, you will appreciate the practicality of the driveway and garage, providing off-street parking for up to three vehicles. This feature is particularly valuable in a residential area, ensuring ease of access and security for your vehicles.

The rear garden is a delightful space, enclosed and generously sized, perfect for outdoor activities, gardening, or simply enjoying the fresh air in a private setting. The open outlook to the front enhances the appeal of this home, offering a pleasant view and a sense of openness.

This property is situated in a quiet location, making it an ideal retreat from the hustle and bustle of everyday life. With its immaculate condition and thoughtful layout, this home is sure to attract interest. We highly recommend scheduling a viewing to fully appreciate all that this lovely property has to offer, as opportunities like this are not to be missed.

Bond £700 | Energy Efficiency Rating D | Council Tax Band B

Specifications: Professionals only, families with children accepted, no pets and no smokers.

Required Earnings: Tenant Income £21,000- Guarantor Income £21,000 ( if required)

## GROUND FLOOR

### Entrance Hall

#### Lounge/Dining Room

16'7 x 11'3 (5.05m x 3.43m)

#### Kitchen

11'3 x 9'8 (3.43m x 2.95m)

#### WC

## FIRST FLOOR

### Landing

#### Bedroom 1

18'8 x 8'3 (5.69m x 2.51m)

#### Bedroom 2

10'9" x 8'7" (3.28 x 2.64)

#### Bedroom 3

264 x 216 (80.47m x 65.84m)

### Bathroom

### EXTERNAL

## AGENTS NOTES

Council Tax: Durham County Council, Band B - Approx. £1984 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 - 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>

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 – yes

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



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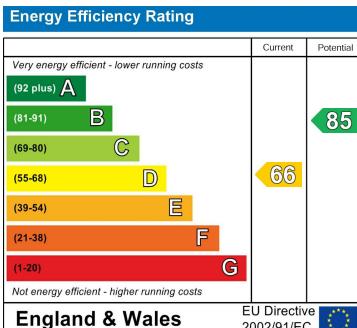
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