



Beaumont Court, Sedgfield, TS21 3AH
3 Bed - House - Semi-Detached
£825 Per Month

ROBINSONS
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Beaumont Court Sedgefield, TS21 3AH

A nicely maintained three bedroom semi detached home on Beaumont Court. Ideally situated on this popular development within Sedgefield. Having easy access to all of the immediate amenities that Sedgefield itself has to offer, the property is also within excellent commuting distance to all major road networks & bus routes & benefits further from gas central heating via a 2019 re-fitted combi boiler & double glazing throughout. This tastefully decorated residence briefly comprises: entrance porch through to a spacious lounge with window to the front elevation, separate dining room with access through to a fully fitted kitchen which provides further access through to a utility room & single garage. To the first floor there are three good sized bedrooms; the master bedroom boasting fitted wardrobes & the family bathroom with spa bath, and separate WC. Externally, this impressive home enjoys an enclosed garden to the rear which is largely laid to lawn, whilst to the front, the gardens are open aspect.

Rent £825 pcm. Bond £825.

Working applicants preferred. No Pets. No Smokers.

Tenants required earnings £24,000. Guarantor required earnings £28,800

Energy Efficiency Rating D | Council Tax Band C | Tenure Freehold

To arrange a viewing please call Robinsons on 01740 621777











ENTRANCE PORCH

LOUNGE

17'11" x 12'1" (5.46 x 3.68)

With inglenook housing a stove effect electric fire, storage cupboard housing wall mounted gas central heating boiler, stair case leading to the first floor, uPVC double glazed window to the front and French doors to the dining room.

DINING ROOM

10'11" x 8'8" (3.33 x 2.64)

With laminate flooring and uPVC double glazed window to the rear.

KITCHEN

10'8" x 9'6" (10'08" x 9'06") (3.25 x 2.90)

Fitted with a range of wall and base units having contrasting worktops incorporating single drainer sink unit, gas hob with extractor hood and built under oven, integrated fridge, freezer and dishwasher, laminate flooring, uPVC double glazed window to the rear and uPVC double glazed door to the garage and utility.

UTILITY ROOM

8'6" x 7'7" (2.59 x 2.31)

With work top, plumbing for automatic washing machine and tumble dryer, Belfast sink and uPVC double glazed window to the front.

FIRST FLOOR LANDING

MASTER BEDROOM

12'2" x 9'7" (3.71 x 2.92)

With fitted wardrobes having mirrored sliding doors, laminate flooring and uPVC double glazed window to the front.

BEDROOM TWO

12'0" x 9'7" (3.66 x 2.92)

With laminate flooring and uPVC double glazed window to the rear.

BEDROOM THREE

9'0" x 7'8" (2.74 x 2.34)

With over stair storage cupboard and uPVC double glazed window to the front.

FAMILY BATHROOM

5'10" x 5'5" (1.78 x 1.65)

Fitted with a three piece suite having

SPEARATE WC

EXTERNALLY

To the rear of the property there is an enclosed garden to the rear which is largely laid to lawn and with block paved patio, whilst to the front, the gardens are open aspect.

SINGLE GARAGE

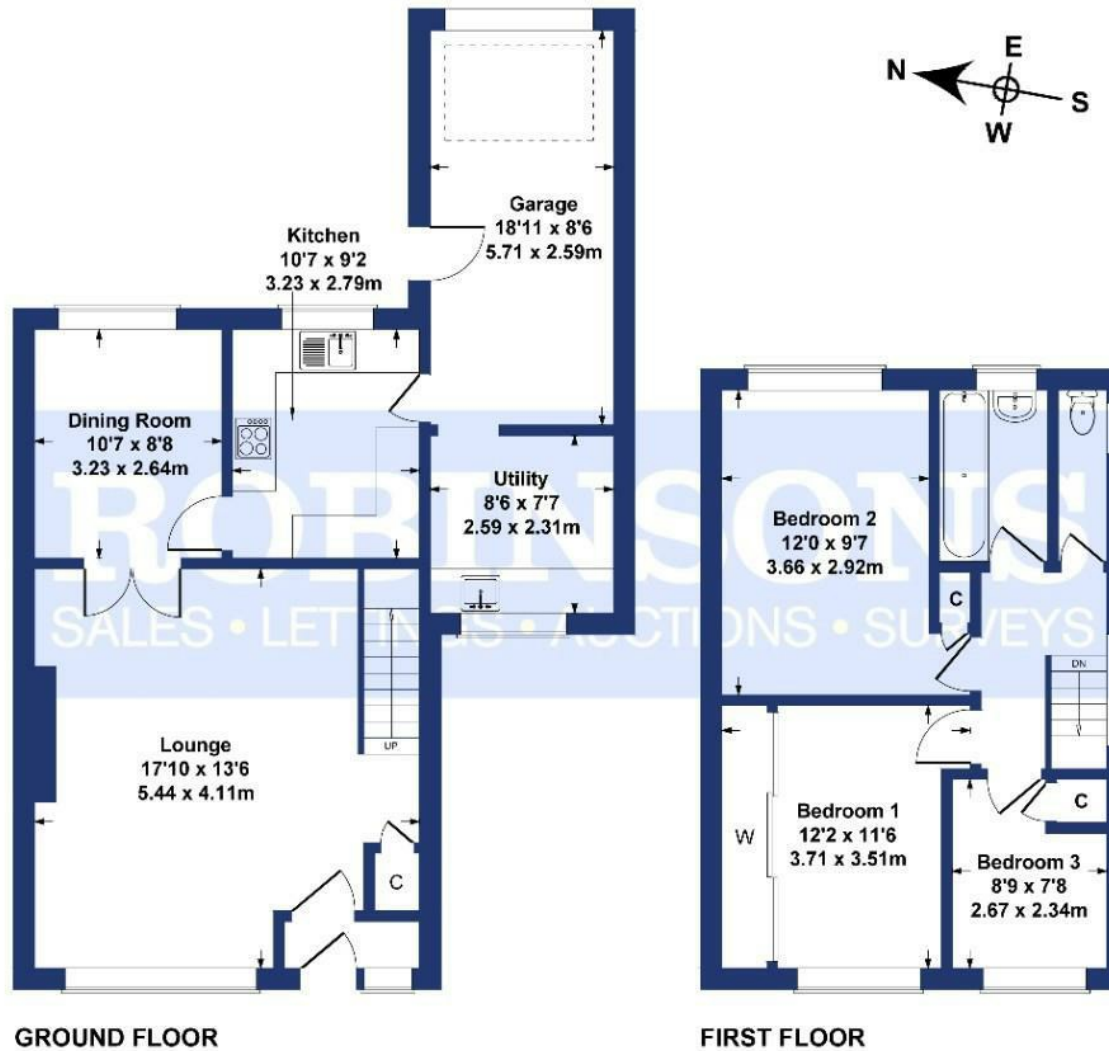
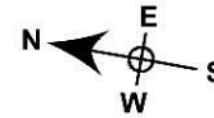
18'3" x 8'6" (5.56 x 2.59)

With up and over door, power, lighting and pedestrian doors to the kitchen and rear garden.



Beaumont Court

Approximate Gross Internal Area
1241 sq ft - 115 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		<div>82</div> <div>66</div>
(81-81) 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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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