



Front Street, Tudhoe Colliery, DL16 6TG
2 Bed - House - Mid Terrace
£560 Per Calendar Month

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Robinsons are delighted to offer to the rental market an ideal opportunity to live in this lovely and well presented TWO BEDROOM MID TERRACE HOUSE which is offered to the market with no onward chain. Located on the Front Street in Tudhoe, a popular residential area within easy walking distance of local shops, schools and bus services. This brilliant property has the added bonus of GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, GOOD SIZED KITCHEN / DINER and a well presented bathroom. VIEWING are HIGHLY RECOMMENDED to avoid any disappointment.

The accommodation briefly comprises of; entrance, LOUNGE, KITCHEN/DINING ROOM, REAR LOBBY, BATHROOM W/C. To the first floor is TWO DOUBLE BEDROOMS. The property has the benefit of a easy to maintain garden while to the rear there is, an ENCLOSED YARD to the REAR with playing field beyond. Again early viewing is highly recommended and the accommodation in detail comprises of;

EPC Rating D
Council Tax Band A
No Pets
No Smokers
Tenant Earnings: £18,000
Guarantor Earnings: £21,600
Bond: £595
Unfurnished

Lounge

12'9 x 11'10 (3.89m x 3.61m)

Electric fire, uPVC window, radiator, wood effect flooring.

Kitchen/Diner

13'8 x 12'10 (4.17m x 3.91m)

Wall and base units, integrated oven, hob, extractor fan, uPVC window, stainless steel sink with mixer tap and drainer, radiator, plumbed for washing machine, tiled splashbacks, chrome towel radiator.

Rear Lobby

Wood effect flooring, access to rear.

Bathroom

9'5 x 5'3 (2.87m x 1.60m)

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

Landing

Access to bedrooms.

Bedroom One

13'7 x 9'8 (4.14m x 2.95m)

UPVC window, radiator.

Bedroom Two

12'10 x 12 (3.91m x 3.66m)

UPVC window, radiator, loft access, airing cupboard, pleasant outlook.

Externally

To the front elevation is an east to maintain garden. While to the rear there is a good sized enclosed yard.

Agent 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 – Good
Estimated Broadband Download speeds – Ultrafast 10000 Mbps
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.

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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	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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