



Rowan Court, DL16 6NP  
3 Bed - House  
£650 Per Calendar Month

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



Robinsons are delighted to offer to the rental market this WELL PRESENTED THREE BEDROOMED MID LINK HOUSE. The property occupies an excellent sized plot, internally benefits by UPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING and is located on this popular residential development. The property is a stone throw from Spennymoor Town Centre, local shops, schools and amenities. Ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are within close proximity providing good road links to other parts of the region.

In brief the accommodation comprises of; ENTRANCE PORCH, LARGE LOUNGE, OPEN PLAN KITCHEN / DINER, INNER HALLWAY, GROUND FLOOR W/C, to the first floor is THREE BEDROOMS and BATHROOM/WC. EXTERNALLY, to the front elevation there is a good sized driveway, while to the rear there is a easy to maintain garden. In further detail the accommodation comprises of:-

Pets considered - £25 pet rent  
Tenant Earnings £10,800  
Guarantor Earnings £10,800  
EPC Rating TBC  
Council Tax Band A - Annual Cost: 1,703.96  
Bond: £600

#### Hallway

#### Lounge

#### Kitchen Breakfast Room

#### W/C

#### Family Bathroom

#### Bedroom One

#### Bedroom Two

#### Bedroom Three

#### Externally

#### Redress

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

#### Agent Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband:  
Mobile Signal:

Tenure: Freehold

Council Tax: Durham County Council, Band: A approx. £1,703.96 pa

Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.







# OUR SERVICES

Mortgage Advice

Conveyancing

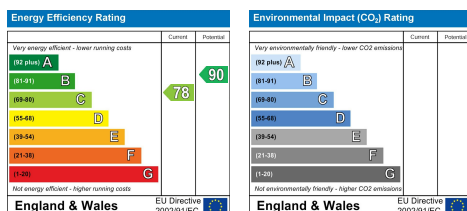
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

## SEDGEFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk  
www.robinsonsestateagents.co.uk