





Briar Close, Spennymoor, DL16 7EQ

3 Bed - House - Terraced

£695 Per Calendar Month

ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the rental market this recently refurbished three bedroom end of terraced property, which in our opinion would be a great home for any rental applicant. The property itself is located on a development on the outskirts of Spennymoor, local shops and amenities are less than a mile away and the property is conveniently located with good transport links and local schools nearby.

This prefect starter home briefly comprises of; ENTRANCE HALL, LOUNGE, FITTED KITCHEN,, Whilst to the first floor there are THREE WELL PROPORTIONED BEDROOMS and a BATHROOM. EXTERNALLY the property enjoys FRONT and REAR GARDENS. In more detail the property comprises of;

12 Month Tenancy
Bond £695
No Pets
No Smokers
Tenant Earnings: £25,020
Guarantor Earnings: £25,020
EPC Rating D
Council Tax Band A

Hallway
Radiator, stairs to first floor.

Lounge
17'3 x 11'3 max points (5.26m x 3.43m max points)
UPVC window, radiator, gas fire and surround, french doors leading to rear.

Kitchen
17'4 x 13'0 max points (5.28m x 3.96m max points)
Wall and base units, sink with mixer tap and drainer, space for fridge freezer, plumbed for washing machine, electric cooker point, uPVC windows, radiator, breakfast bar, storage cupboard, access to rear.

Landing
Airing cupboard, storage cupboard, loft access.

Bedroom One
11'4 x 9'6 (3.45m x 2.90m)
UPVC window, radiator, storage cupboard.

Bedroom Two
11'3 x 9'9 (3.43m x 2.97m)
UPVC window, radiator, storage cupboard.

Bedroom Three
8'1 x 7'5 (2.46m x 2.26m)
UPVC window, radiator, storage cupboard.

Bathroom
Panelled bath with shower over, wash hand basin, W/C, radiator, uPVC window.

Externally
To the front elevation is a good sized garden and to the rear there is another good sized enclosed garden.

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
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.

Redress











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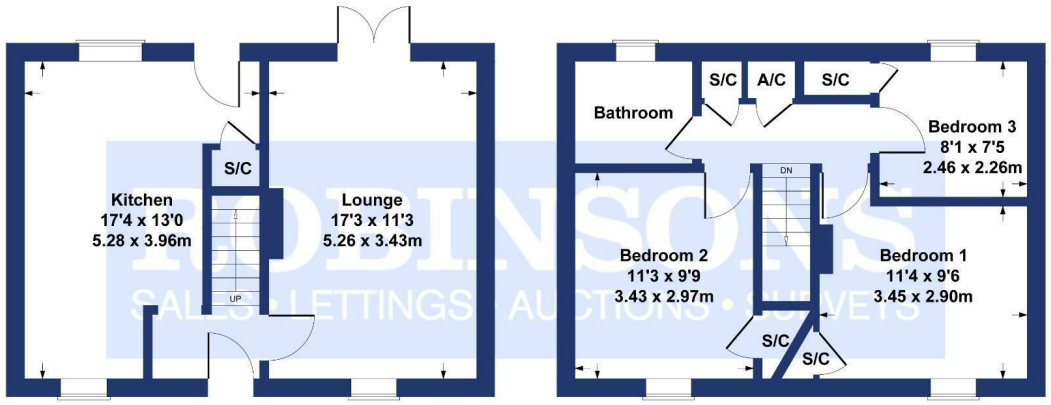
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Briar Close

Approximate Gross Internal Area
861 sq ft - 80 sq m

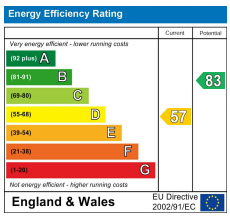


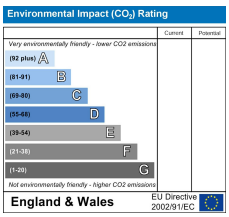
GROUND FLOOR FIRST FLOOR

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. 2025





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