



**Meadow Green, Spennymoor, DL16 6TW**  
**2 Bed - House - Semi-Detached**  
**£625 Per Calendar Month**

**ROBINSONS**  
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Robinsons are delighted to offer to the rental market this well presented TWO BEDROOM SEMI DETACHED HOUSE which is located on the popular residential development known as The Coppice built by Bellway Homes. The property is ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside, while Durham City lies approximately six miles away. Viewer will certainly not be disappointed upon inspecting the property and benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; ENTRANCE, LOUNGE, KITCHEN/BREAKFAST ROOM, whilst to the first floor TWO well-proportioned BEDROOMS and BATHROOM. Externally the property enjoys FRONT & REAR GARDENS, DRIVEWAY. In more detail the accommodation comprises of:-

EPC Rating  
Council Tax Band

Pets Considered  
No Smokers  
DSS Considered (must have Guarantor)  
Tenant Earnings £19,200.00  
Guarantor Earnings £23,040.00

**Entrance**

**Lounge**

**Kitchen/breakfast Room**

**Bedroom One**

**Bedroom Two**

**Bathrooms**

**Externally**



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Dedicated Property Manager

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
105-91kWh B			
91-81kWh C			
81-65kWh D			
65-55kWh E			
55-45kWh F			
45-35kWh G			
Not energy efficient - higher running costs	1-20kWh		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	105-91kWh A		
105-91kWh B			
91-81kWh C			
81-65kWh D			
65-55kWh E			
55-45kWh F			
45-35kWh G			
Not environmentally friendly - higher CO <sub>2</sub> emissions	1-20kWh		
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.



# ROBINSONS

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