





Baff Street, Spennymoor, DL16 7TY
2 Bed - House - Mid Terrace
£515 Per Calendar Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are pleased to offer to the rental market this larger than average two-bedroom mid-terraced home, ideally located just a short five-minute walk from Spennymoor Town Centre. The property offers excellent access to a range of local shops, schools and everyday amenities, along with convenient transport links to Durham City, Darlington and Teesside. The nearby A1(M) and A19 make this an excellent choice for commuters.

The accommodation is well presented throughout and benefits from UPVC double glazing and gas central heating via a combination boiler. The ground floor comprises an entrance hallway, spacious lounge, separate dining room and a fitted kitchen. To the first floor are two generous double bedrooms, a large landing and a family bathroom.

Externally, the property benefits from an enclosed rear yard.

Early viewing is highly recommended.

All applicants must have a guarantor.

EPC Rating: C
Council Tax Band: A
Tenants earnings: £15,450 per year
Guarantor earnings: £18,540 per year

Hallway
Radiator, quality flooring, stairs to first floor.

Lounge
13'3 x 13'0 max points (4.04m x 3.96m max points)
Radiator, quality flooring, gas fire, Upvc window, gas fire and surround.

Dining room
14'2 x 13'0 (4.32m x 3.96m)
Radiator, quality flooring, Upvc window.

Kitchen
12'4 x 7'8 (3.76m x 2.34m)
Wall and base units, elertic cooker point, stainless sink with drainer, Upvc window, radiator, plumbed for washing machine, tiled splash backs, storage cupboard, space for under counter fridge and freezer, access to rear.

Landing
Upvc window, radiator, storage cupboard and loft access.

Bedroom One
14'4 x 10'7 max points (4.37m x 3.23m max points)
Upvc window and radiator

Bedroom Two
13'4 x 10'7 (4.06m x 3.23m)
Upvc window and radiator.

Bathroom
10'1 x 6'1 (3.07m x 1.85m)
Panelled bath with shower over, wash hand basin, W/C, Upvc window, radiator.

Externally
To the front elevation is a easy to maintain enclosed yard.

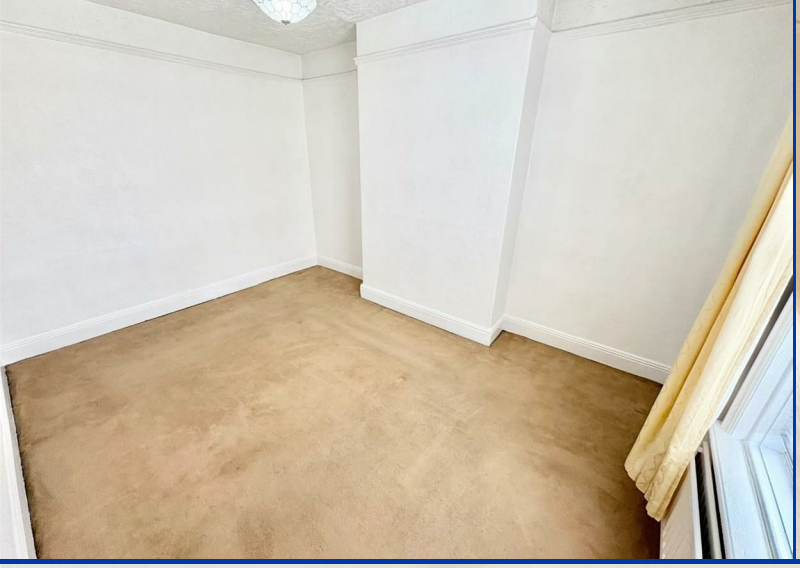
Agents Note
Council Tax: Durham County Council, Band A - Approx. £ 1,703.96 p.a
Tenure: Freehold

Property Construction – Standard
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 unknown if metered.
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – EE O2 Three Vodafone
Estimated Broadband Download speeds – Ultra-fast 10000Mbps *

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – Yes
Probate – being applied for NA
Rights & Easements – None known, check with seller
Flood risk website – Very Low
Coastal Erosion – NA
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – None that we are aware
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

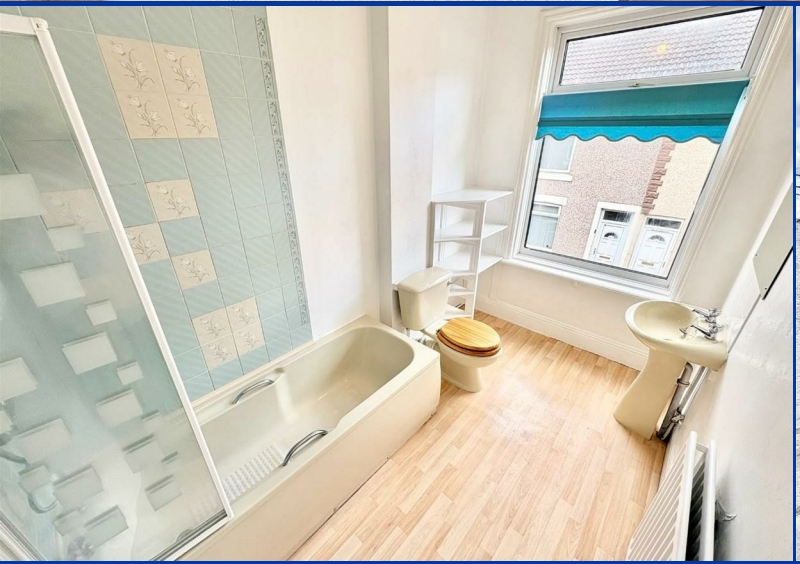
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.











OUR SERVICES

Mortgage Advice

Conveyancing

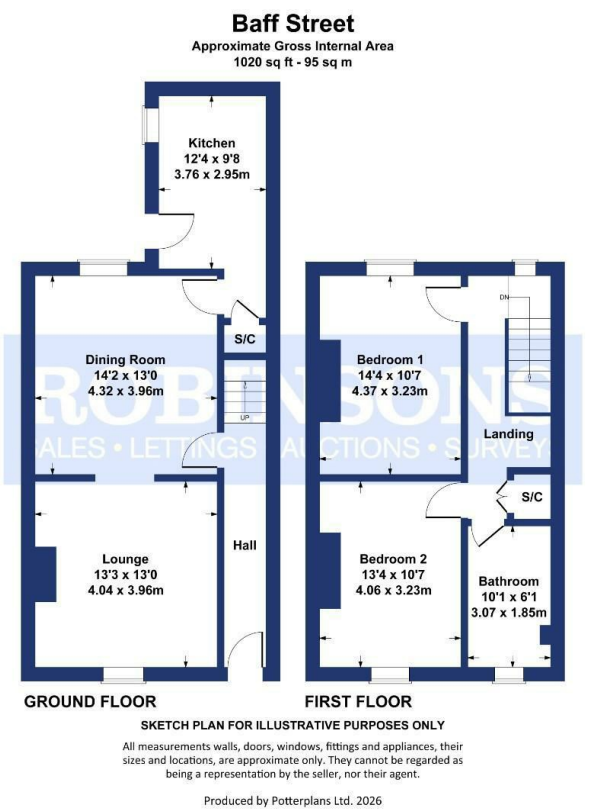
Surveys and EPCs

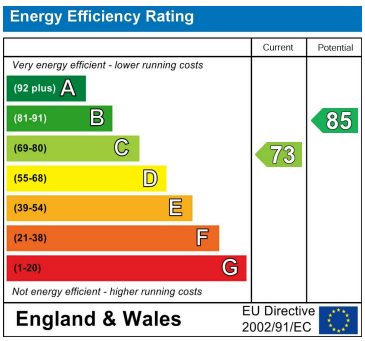
Property Auctions

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@robinsonscls.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@ robinsonswynyard.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 efficent 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.