



Westerton View, Coundon, DL14 8QS
2 Bed - Bungalow
£140,000

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Westerton View

Coundon, DL14 8QS

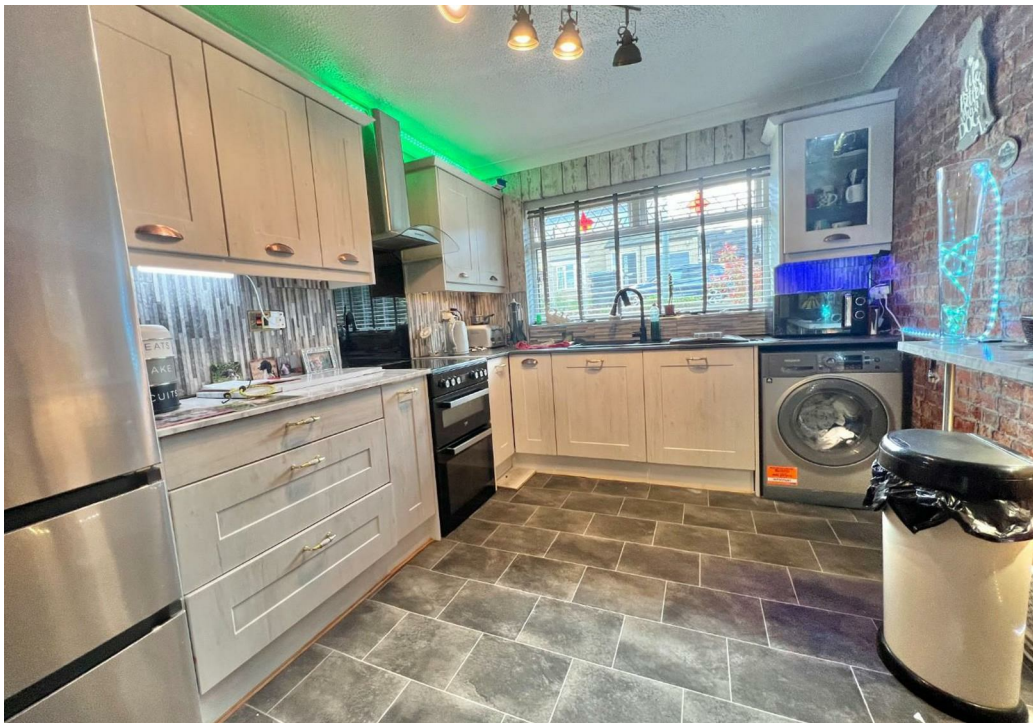
Robinsons are delighted to present to the sales market this beautifully presented two-bedroom semi-detached bungalow, occupying a generous plot with enclosed gardens and off-road parking. The property has been thoughtfully refurbished in recent years, including a new kitchen and bathroom, a new gas combination boiler, and replacement windows in selected areas.

The well-planned internal accommodation briefly comprises an entrance hallway, leading to a spacious lounge/dining room with a window to the front aspect. The modern fitted kitchen offers a range of stylish wall, base and drawer units, with space for appliances. There are two versatile bedrooms, connected by double doors, both benefiting from French doors opening onto the rear garden. These adaptable rooms could also be utilised as a second reception room, guest accommodation, or home office space. Completing the interior is a re-fitted shower room featuring a contemporary three-piece suite with shower cubicle, wash hand basin and WC.

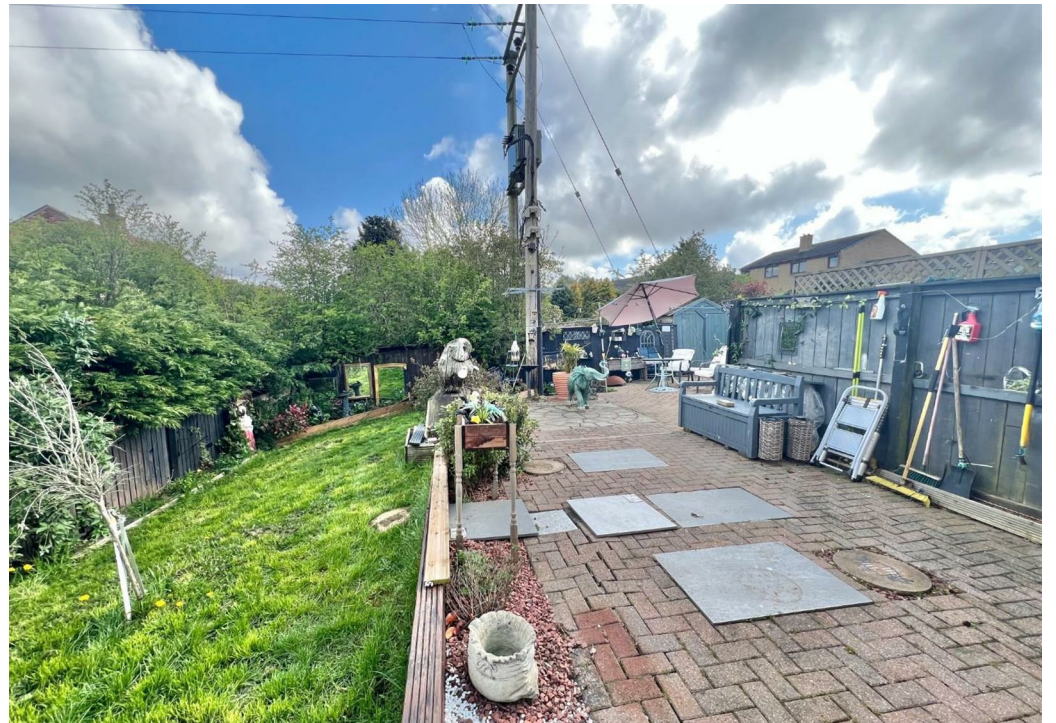
Externally, the property enjoys a driveway and garden to the front, while to the side and rear is a substantial enclosed garden with patio seating area, ideal for outdoor entertaining, and enjoying pleasant countryside views.

Westerton View is a desirable cul-de-sac in Coundon, surrounded by attractive open countryside, yet conveniently located within a short drive of Bishop Auckland, where a wide range of shopping, leisure and everyday amenities can be found.

Early viewing is highly recommended. Contact Robinsons for further information or to arrange your appointment.









Agent Notes

Council Tax: Durham County Council, Band A Approx.£1748.00

Tenure: Freehold

Property Construction – Standard,

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website - <https://www.ofcom.org.uk>

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 – applied for

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – no

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – no

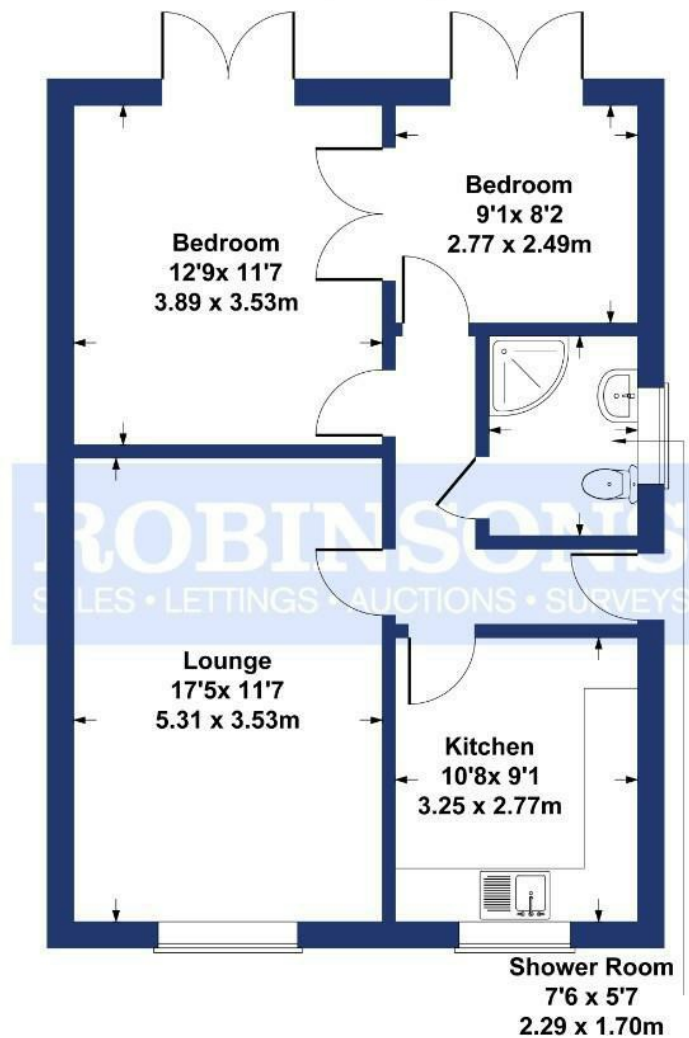
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Westerton View Coundon

Approximate Gross Internal Area
649 sq ft - 60 sq m



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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

84

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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