



South Cottage, Derwent Reservoir, Shotley Bridge,
County Durham, DH8 9TT

£850 per calendar month £980 deposit

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

A charming and peaceful semi detached, three bedroom stone cottage at Derwent Reservoir with a large garden and garage

- Semi-detached stone cottage
 - Three bedrooms
 - New modern kitchen
 - Large garden
- Integral garage and driveway
- Energy Performance Rating E 46



www.vickersandbarrass.co.uk

LOCATION

South Cottage is located at Derwent Reservoir. Derwent Waterside Park offers fishing, water sports, walking and many other activities. Shotley Bridge is approximately 4 miles to the east and offers a number of local amenities with a wider range of shopping, schooling and recreational facilities also being available at Consett approximately 6 miles from South Cottage.

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DESCRIPTION

South Cottage is a spacious semi detached bungalow benefitting from a good sized living room, with log burning stove and views to the front and rear of the property. The kitchen has recently been refurbished and fitted with modern units, and has two additional pantry style storage cupboards.

There are three bedrooms, two of which are good sized double bedrooms having fitted wardrobes and views over the rear garden. The third bedroom is a

generous single bedroom again enjoying a garden outlook. The family bathroom comprises a double shower, WC and wash hand basin. A utility cupboard houses the gas combi boiler and has plumbing for a washing machine.

Externally, to the front of the property there is a paved courtyard which enjoys the morning sun. To the rear is a large garden that wraps around the property and is laid to lawn which benefits from the afternoon and evening sun. The garden extends to woodland that lies behind the property.

Adjoining the property is a single garage with electronic roller door. There is ample parking on the drive for multiple vehicles.

SERVICES

The property is served by mains electricity and water. There is private drainage to a septic tank and the property has gas central heating via a LPG tank situated to the rear of the property.

COUNCIL TAX BAND

Durham County Council Tax Band B

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating E 46.

MATERIAL INFORMATION

It is understood that the property has access to a standard broadband connection and has limited mobile phone signal indoors for most providers and good outdoors signal for most providers.

INFORMATION FOR TENANTS

It is available unfurnished on an Assured Shorthold Tenancy for a minimum term of six months, rent is payable monthly in advance by direct debit. In addition to the monthly rent you will be required to pay a deposit which is equivalent to 5 weeks rent. Payments to other third parties, such as Council Tax and utilities will be the responsibility of the tenants. The tenants are responsible for insuring their own personal possessions and contents of the property.



DURING THE TENANCY

Additional tenant charges may apply as per the issued tenancy agreement, for items such as replacement or loss of keys or interest on overdue rent.

TENANTS PROTECTION

Vickers and Barrass are members of the Tenancy Deposit Scheme (TDS) which is a client deposit money scheme, we are also a member of NAEA Propertymark. For further information of membership please contact the agent direct.

REFERENCES

The landlords' agents may take up references through a referencing company at no cost to the applicant. The obtaining of references is not a guarantee of acceptance.

COMMENCEMENT

The property is available for immediate occupation. A tenancy must commence within one month of the agent receiving suitable references. The first month's rent and deposit must be made by cleared funds before the commencement date.

COSTS

Each party is to bear their own costs.

TENURE

We are informed by the current vendors that the property is held freehold.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Northumberland County Council
www.northumberland.gov.uk
0345 600 6400

NOTES

Particulars prepared – July 2024

Photographs taken – July 2024

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending tenants, all descriptions,

dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility.

Any application for this property will be taken as an admission by the intending tenants that they have relied solely upon their own personally verified information, inspection, and enquiries.

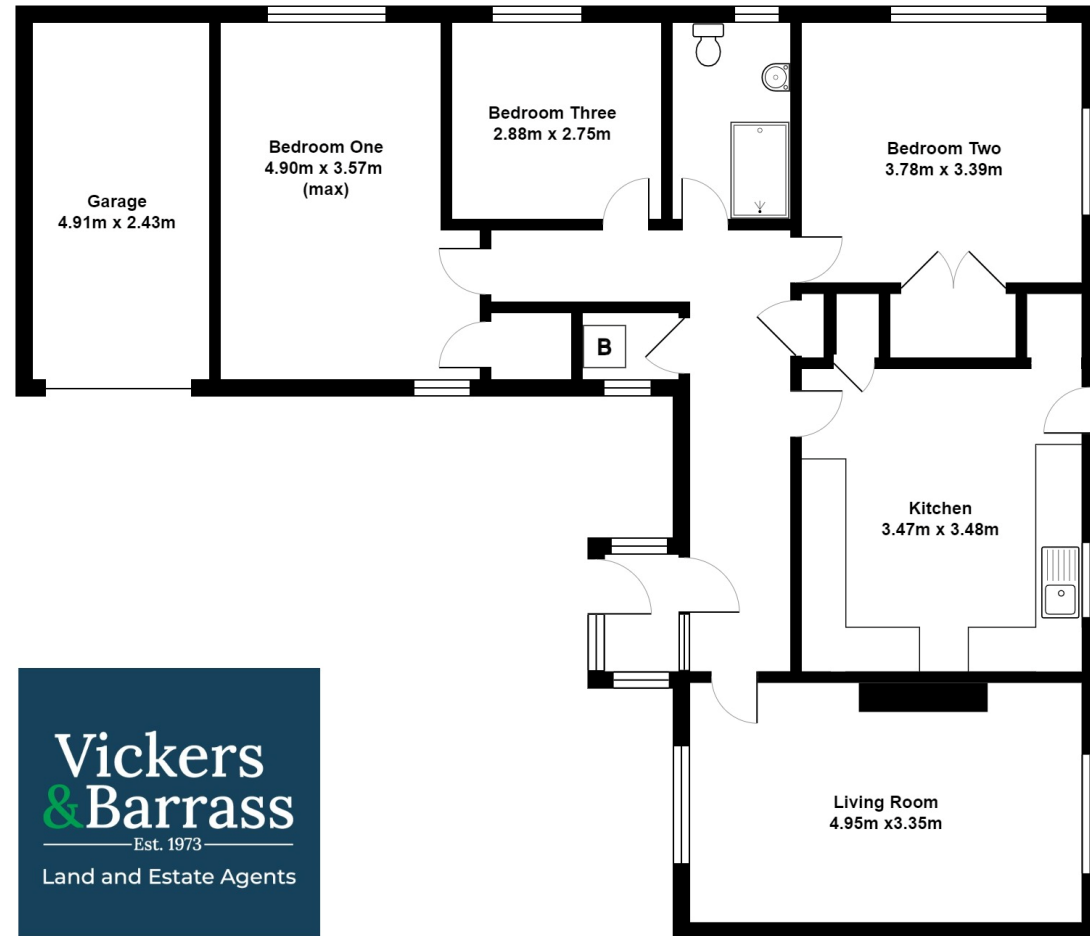
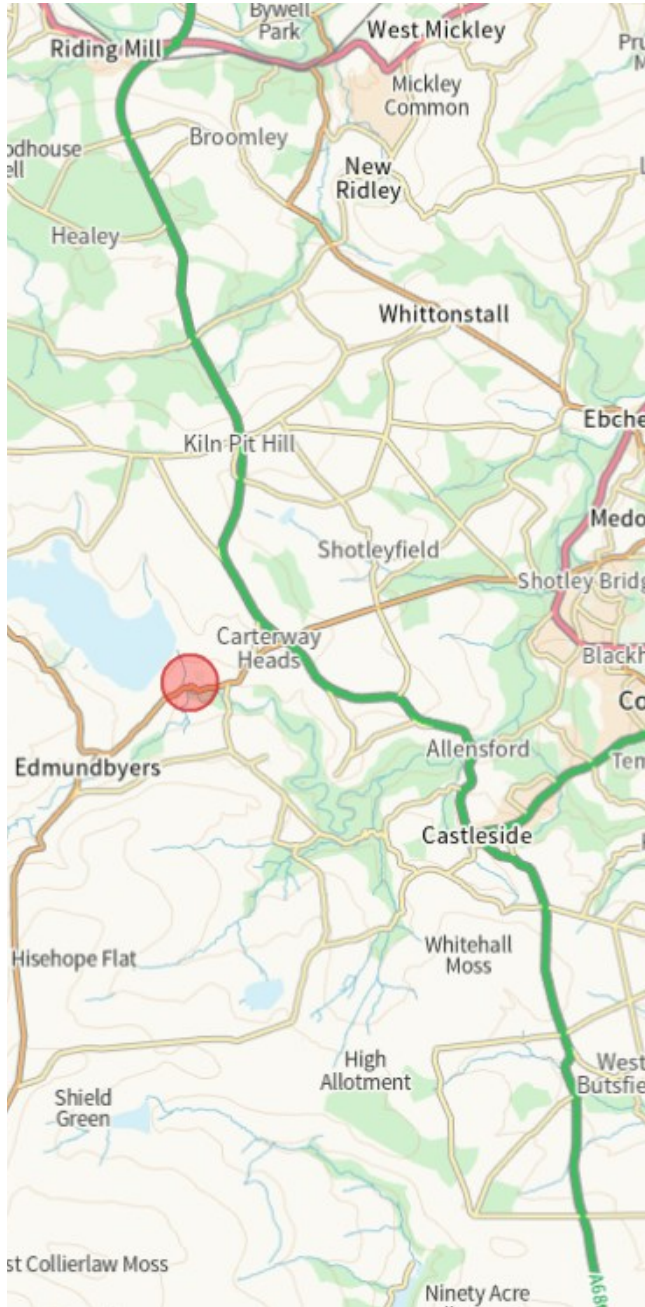
No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the landlord of this property.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

The particulars have been prepared in accordance with the Business Protection from Misleading Regulations to give a fair overall view of the property.

The Landlord reserves the right to generally amend the particulars or method of let.





All measurements are approximate and for display purposes only



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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