



12a High Street

Bishopton, TS21 1HA

TO LET £840 PCM

A rare opportunity to let a three bedroom detached property situated in the sought after village of Bishopton. The property has been recently refurbished to a high standard throughout, early viewing is advised.

- Three bedroom detached house
- Well presented throughout
- Two reception rooms
- Allocated parking
- Energy efficiency rating = E (39)
- Available Now
- Superb Views
- Village Location

Tel: 01740 622100

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DESCRIPTION

Having recently been refurbished the property briefly comprises an entrance hallway leading to large lounge and separate dining area. All neutrally decorated with wood flooring.

The modern breakfast kitchen has an array of fitted base and wall units, with designated space for appliances.

Upstairs there are two spacious double bedrooms with fitted wardrobes and a further single bedroom. There is also an attractive bathroom suite complete with WC, hand basin, bath, over head shower and heated towel rail completes the first floor.

Externally the property has a attractive flower bed to the front and there is a large, stunning garden to the rear, complete with lawn, borders and superb views to the open fields and countryside.

Offered with double glazed windows, this tastefully decorated, well presented home is situated in a beautiful village and is sure to attract interest, therefore an early viewing is recommended.

LOCATION

The highly desirable village of Bishopton lies approximately 19 miles south of historical Durham City and is situated within close proximity to both the A1M and A19 both providing excellent transport links throughout the region. There are a vast range of local amenities, including two pubs, a primary school, church, village hall and bus stop in the village.

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating to radiators also supplying the domestic hot water.

EPC RATING E (39)

CHARGES

The tenant will be required to meet all outgoings including council tax (Darlington Borough Council Tax Band D).

The Holding Deposit, equal to one weeks rent is payable upon the start of the application. For all successful applicants any holding deposit will be offset against the security deposit with the agreement of the payee.

PERIOD OF LETTING

The property will be let on an Assured Shorthold Tenancy (AST) for an initial period of 6 months. However, the property is available for the long term and the tenancy will be permitted to run on at the end of the initial term provided both parties are happy with arrangements.

RENT

£840 payable per calendar month.

DEPOSIT

The deposit, equal to 5 week's rent, will be lodged with the agents prior to the commencement of the tenancy. At the end of the tenancy, the property will be assessed against the record of condition prepared and agreed prior to the start of the tenancy. The deposit will be re-paid provided that 1) no damage has been caused except normal wear and tear, 2) the property has been left clean and clear of the tenant's content, and 3) all rents, fees and bills have been paid up to date.

REFERENCES

Applications are independently assessed by a Credit Referencing Company who will research your details at credit referencing agencies. The agencies will record details of the search irrespective of whether your application proceeds. The Credit Referencing Company may use credit-scoring methods to assess your application and verify your identity. A credit reference result is normally obtained within 48 hours.

INSURANCE

The Landlord will insure the property and the tenant will be responsible for the insurance of his or her contents.

DECORATION

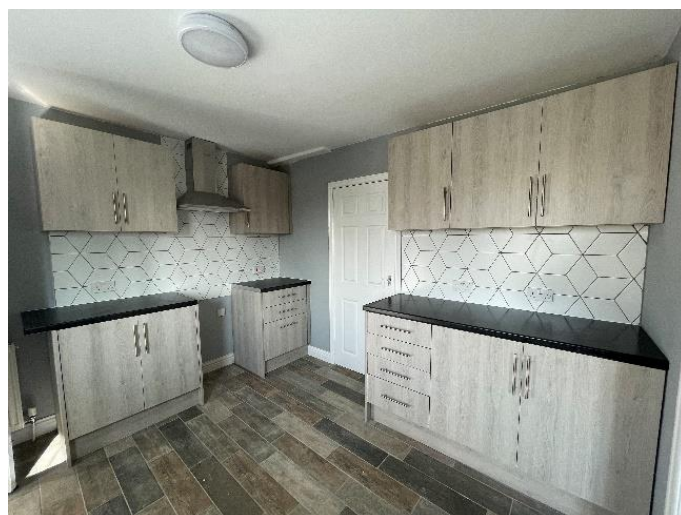
The property is let on the understanding that no decoration will take place without the prior consent of the Landlord.

SMOKING

Tenants are asked to observe a No Smoking policy inside the property.

VIEWINGS

Viewing is strictly by appointment only. Arrangements can be made by contacting YoungsRPS Sedgefield on 01740 622 100 or email to joanne.metcalfe@youngsrps.com.



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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