



**david bailes**  
property professionals

**Fossway,**  
Ebchester, Consett, DH8 0PD

- 3 Bedroom Semi Detached House
- Elevated Views Over Countryside And Woodland
- All New Carpets Installed
- Lounge With Feature Fireplace

**£625 pcm**  
EPC Rating D (66)  
Holding Deposit £144  
Bond £721





## Property Description

A recently fully redecorated three bedroom semi-detached house offering a lovely family home. Occupying an elevated position with views over countryside and rear views over woodland with wildlife. The property benefits from all new carpets installed, gas combi central heating boiler and uPVC double glazing. Briefly comprises of entrance hallway, lounge with feature fireplace, kitchen/diner with cooking appliance. To the first floor are three bedrooms and bathroom suite. Gardens to front and rear. EPC rating D (66), Council Tax band A. Virtual tour available.

### ENTRANCE HALL

6' 6" x 12' 1" (1.99m x 3.70m) uPVC double glazed entrance door, under-stair storage cupboard with uPVC double glazed side door, staircase to the first floor and doors to the lounge and kitchen/diner.

### LOUNGE

14' 6" x 12' 1" (4.42m x 3.70m) Feature fireplace with electric fire, storage cupboard, laminate flooring,



radiator, uPVC double glazed window.

#### KITCHEN/DINER

21' 5" x 7' 9" (6.55m x 2.37m) Fitted with a range of wall and base units, fitted work tops with tiled splash backs, slot in gas cooker with extractor canopy, plumbed space for a washing machine, sink and drainer with mixer tap, radiator, two uPVC double glazed windows.

#### FIRST FLOOR

Landing, loft access, uPVC double glazed window.

#### BEDROOM 1

12' 2" x 10' 11" (3.71m x 3.34m) uPVC double glazed window, radiator.

#### BEDROOM 2

13' 8" x 7' 11" (4.17m x 2.42m) uPVC double glazed window, radiator.

#### BEDROOM 3

10' 2" x 8' 10" (3.10m x 2.70m) uPVC double glazed window, radiator, over stair storage cupboard.

#### BATHROOM

7' 5" Max x 7' 4" Max (2.27m x 2.26m) A newly fitted white suite with tiled effect PVC wall cladding, bath with electric shower over, curtain and rail, WC, pedestal wash basin, radiator, two uPVC double glazed windows, cupboard housing the gas combi central heating boiler.

#### EXTERNAL

To front - a raised lawn garden with shared steps leading up to the front door. Side access footpath. To the rear - steps to a raised garden area overlooking woodland.

#### PARKING

On street parking available.

#### ENERGY EFFICIENCY

EPC rating D (66). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### COSTS

Rent: £625 PCM

Security Deposit: £721

Holding Deposit: £144

Minimum Tenancy Term: 12 Months

#### REFERENCE AND CREDIT CHECKS

A holding deposit equal to 1 weeks rent is payable upon the start of your application.

Successful Applicants - any holding deposit will be offset against the initial rent or deposit, with the





agreement of the payee.

Under the Tenant Fee Act 2019: The Holding Deposit will become non-refundable, should you fail your reference and credit checks, if you provide misleading information or fail to declare a county court judgement (CCJ) or an (IVA) on your application form or the nominated guarantor application form. We allow up to 15 days for all checks to be completed. Should you have any concerns regarding these checks, please notify a member of staff before you make payment.

Tenant(s) minimum yearly income affordability to pass the credit check is calculated at 2.5 times the yearly rent.

(Example: Rent of £625 PCM x 12 = £7,500 x 2.5 = £18,750) This minimum income can be shared on a joint tenancy only.

Working Guarantor minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent.

(Example: Rent of £625 PCM x 12 = £7,500 x 3 = £22,500) (Or hold savings or pension(s) equal or more than this amount)

Please note: if you are claiming basic Housing Benefits or basic Universal Credit, or your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.

#### AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.

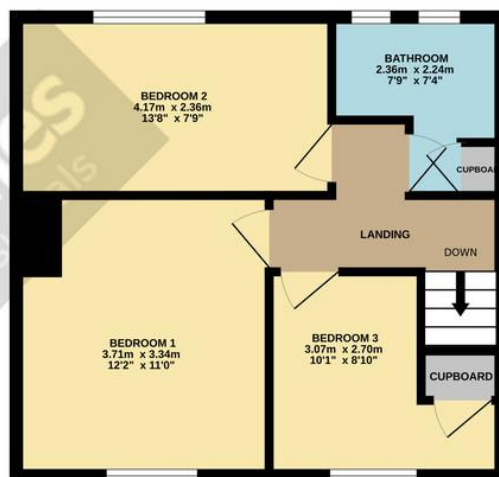




GROUND FLOOR  
38.3 sq.m. (412 sq.ft.) approx.

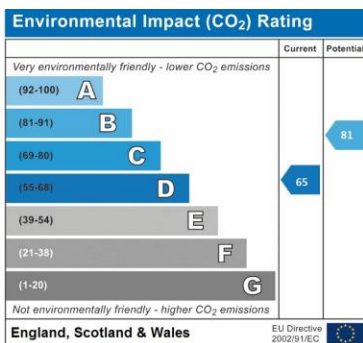
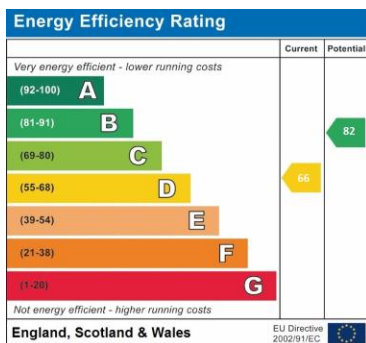


1ST FLOOR  
38.3 sq.m. (413 sq.ft.) approx.



TOTAL FLOOR AREA : 76.6 sq.m. (825 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Anthony House  
Anthony Street  
Stanley  
County Durham  
DH9 8AF

www.davidbailes.co.uk  
info@davidbailes.co.uk  
01207231111

Mon – Fri 9am – 5.30pm  
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