



5 Foxwood Court Lanchester, Co Durham, DH7 0QF

5 Foxwood Court is a well presented four bedroom semi-detached property located in the popular village of Lanchester.

TO LET: £900.00 PCM



Location

5 Foxwood Court is situated in the popular village of Lanchester which benefits from a range of local amenities such as shops, restaurants and primary and secondary schools. Durham City and Newcastle upon Tyne are easily accessible from Lanchester and is an ideal location for commuting.

Directions

From Durham, follow the A691 for approximately 8 miles until you reach the village of Lanchester. Bypass the left turn into Lanchester Village and carry on straight until you reach the Jet garage on your right hand side. Shortly after the JET garage take the right hand turn for Stanley/Annfield Plain. Then take your first left into St Bedes Court and follow the road to the right which takes you to Foxwood Court behind the electric gates. For viewing purposes please park to the entrance of St Bedes Court.

Description

Ground Floor:

The main entrance of the property leads to:

Kitchen:

Fully fitted kitchen with built in appliances including electric oven and gas cooker, fridge-freezer and dishwasher.

Living room:

Large living space with stone & brick fireplace and patio doors leading on to the garden.

Dining room:

Utility Room:

Comprising WC and wash basin and a range of storage cupboards.

Bedroom 3:

Double bedroom with en suite comprising shower, WC and wash basin.

Bedroom 4:

Single bedroom that can also be used as a study.

First Floor:

Open staircase/landing leading to:



Bedroom 1:

Large double bedroom with en suite comprising bath with overhead shower, WC and wash basin. Storage cupboard and Velux windows.

Bedroom 2:

Spacious double bedroom with storage cupboard and velux window.

Main Bathroom:

Including bath, separate shower, WC and wash basin.

Exterior

Garden:

To the rear of the property is a spacious paved garden leading to the parking area.

Parking:

Off road parking is available for two vehicles and is accessed through electric gates.

Services

The property benefits from mains gas, electric, water and sewerage.

Council Tax

Durham County Council Band F.

EPC

Rating D

Terms of Letting

The property will be let on an Assured Shorthold Tenancy for an initial term of 6 months. The terms and Conditions of which are available at the offices at H&H Land and Property Ltd during normal office hours. No Smokers. Pets are considered.

Tenancy Costs

There will be a referencing fee of £25.00 + VAT per applicant, including guarantors which will be paid upfront. This fee is non refundable. In the event an application is successful, each applicant will be required to pay a further £50.00 +VAT administrative cost.

Deposit

The tenant will be required to pay a deposit of £1,000 which will be lodged with DPS.

Viewing

The property is available for viewing strictly by appointment only with the sole letting agents H&H Land and Property Ltd.

Alice Blackett, H&H Land and Property Ltd,
Blackmoor Court, Durham Moor, Durham, DH1 5ER

T: 0191 3708530 E: alice.blackett@hhland.co.uk

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

Particulars prepared: **February 2019**

