



## ROSE COTTAGE

Baybridge, Blanchland, Co. Durham, DH8 9UB

TO LET UNFURNISHED  
£600 PCM  
EPC 51 (BAND E)

# Rose Cottage Baybridge, Blanchland, Co. Durham DH8 9UB

• Blanchland 2 miles • Slaley 5 miles • Consett 9 miles

## Description

A delightful three bed semi-detached cottage in a rural location benefitting from rural views, character features and ample garden space.

## Location

Travelling from the A68 at Kiln Pit Hill, take the B6306 west for 6.5 miles to the village of Blanchland. Continue through Blanchland Village along Clap Shaw for approximately 2 miles until you reach Baybridge. The cottage is located on the right along a private drive.

## Accommodation

The ground floor consists of two reception rooms each with a fireplace, a kitchen and a bathroom. Stairs lead to the first floor where three bedrooms are situated (one double, two single).

## Rental

A rent of £600 per calendar month will be paid monthly in advance. The tenant will be responsible for all other outgoings on the property including Council Tax.

## Deposit

A deposit of £1,200 will be lodged with the Agents prior to the commencement of the tenancy and registered with the Dispute Service Tenancy Deposit Scheme. The sum will be returned on termination, subject to all commitments having been met.

## Term

The property will be available on an Assured Shorthold Tenancy for a term of 12 months.

## Central Heating

Oil fired central heating to radiators.

## Services

Mains electricity, private water supply and shared septic tank.

## Council Tax

The property is in band D

## EPC Rating

51 (Band E).

## Agents Fees

Nil

## Viewings

Strictly by appointment with the Agent.

**Living Room**



**Kitchen**



**Bedroom 1**



**Bedroom 2**



**Bathroom**



**Outbuildings**



**PHOTOS TAKEN IN 2016, UP TO DATE PHOTOS TO FOLLOW.**



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We endeavour to make our particulars accurate and reliable. However, they should be considered as general guidance only and do not constitute all or any part of a contract. Prospective tenants and their advisors should satisfy themselves to the facts and availability before arranging an inspection. All area measurements and distances are approximate and for descriptive purposes only. None of the services, fixtures, fittings and equipment has been tested. If there is any point which is of particular importance, please contact the Agent to clarify the information. The Agent assumes no responsibility for any statements made in these particulars.

Property Reference: NB/08  
Particulars Prepared: June 2018