



# 3 DICKENS ROAD

Barnard Castle, County Durham, DL12 8HJ



**GSC GRAYS**  
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3 Dickens Road is a four bedroom semi-detached dormer bungalow which boasts spacious accommodation ideally suited to family living. The accommodation briefly comprises: kitchen/diner, living room, three bedrooms, bathroom, first floor landing and a fourth bedroom. Externally, there is a garage, driveway and gardens.



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### Situation & Amenities

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

### Accommodation

Front door leads to the Hallway with doors giving access to the garage and the dining kitchen. A fitted kitchen including wall and base units, contoured work surface, stainless steel sink with mixer tap and drainer, tiled splashbacks and the following integral appliances: electric double oven, gas hob, fridge, washing machine and dishwasher. double glazed windows to two elevations, laminate flooring and a door leading to the living room. A good sized reception room with double glazed bay window, further window and a gas coal effect fire with decorative surround. A door leads to the second hallway. Giving access to the three ground floor bedrooms, bathroom and staircase to first floor. Bedroom one has front elevation with double glazed window and fitted wardrobes. Bedroom two also with front elevation, double glazed window and fitted wardrobes. Bedroom three has a double glazed window to the rear elevation. House Bathroom has a four piece suite including a bath, corner step in shower cubicle, hand wash basin unit and WC, there is also a heated towel rail and two obscure double glazed windows. The staircase leads to the fourth bedroom with a variety of fitted furniture and a double glazed window providing an elevated roof top view. Access to the Attic is for use as storage only.

There is a lawned garden to the front and side of the property which has a hedged boundary creating privacy. To the rear of the property is a courtyard area with Hodgson's timber shed. There is off street parking for one car and a garage with up and over electric door, power and light.

### Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 or 12 months at a rental figure of £1100 per calendar month, payable in advance by standing order. In addition, a deposit of £1269 shall also be payable prior to occupation.

### References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

### Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

### Insurance

Tenants are responsible for the insuring of their own contents.

### Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property.

### Services and Other Information

Mains electricity, water, drainage and gas. Gas fired central heating.

### Local Authority and Council Tax

Durham County Council.

For Council Tax purposes the property is banded D.

### Viewings

Strictly by appointment via GSC Grays.

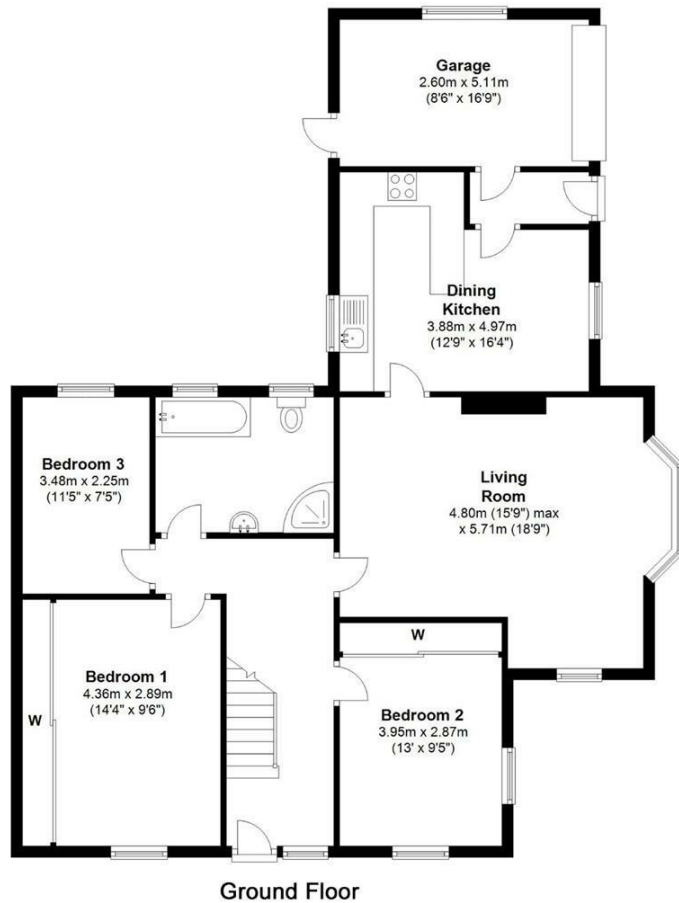
### Particulars and Photographs

Particulars updated October 2024

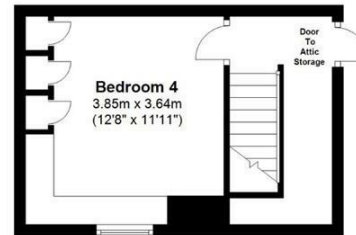
Photographs taken October 2024

### Disclaimer





## 3 Dickens Road Barnard Castle



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.