



# 6 SUMMERLEA

Victoria Road, Barnard Castle, County Durham DL12 8NY



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Victoria Road, Barnard Castle, County Durham DL12 8NY

6 Summerlea is a first floor, two bedroom apartment which is well presented and benefits from a central location within the historic market town of Barnard Castle. The accommodation briefly comprises: communal entrance, kitchen, living room, two bedrooms and a bathroom. Externally there is a parking space for one car .



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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9

4QL

01748 829217

[agency@gscgrays.co.uk](mailto:agency@gscgrays.co.uk)

GSCGRAYS.CO.UK

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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 centre of the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance. Located within picturesque Teesdale, with the Yorkshire Dales National Park also easily accessible. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School.

### Accommodation

Door leading to communal entrance with intercom system and stairs rising to first floor and door leading to number 6. The entrance hall with radiator, access to two cloak cupboards and doors leading to the Kitchen.

The Kitchen, with double glazed sliding sash window to rear, fitted wall and base units, contoured work surfaces, tiles to splash backs, stainless steel sink with mixer tap and draining board, access to boiler, radiator, tiled flooring and integral appliances including: fridge/freezer, washing machine, oven, gas hob and extractor fan. The living Room has double glazed sliding sash window to front, telephone point, TV aerial point and radiator. Bedroom one, with double glazed sliding sash window to front elevation, TV aerial point, telephone point and radiator. Bedroom Two, with double glazed sliding sash window to side elevation and radiator. The Bathroom, with frosted double glazed window to the side, panelled bath with shower over, W.C, hand wash basin unit, tiled walls, tiled flooring and radiator. The property has the benefit of one off street parking space.

### 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.

### Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £625 per calendar month, payable in advance by standing order. In addition, a deposit of £721 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.

### Insurance

Tenants are responsible for the insuring of their own contents.

### Smoking & Pets

Smoking is prohibited inside the property.

Pets shall not be kept at this property.

### Services and Other Information

The property is served by mains water, gas, electricity and drainage. Gas central heating.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded B.

### Viewings

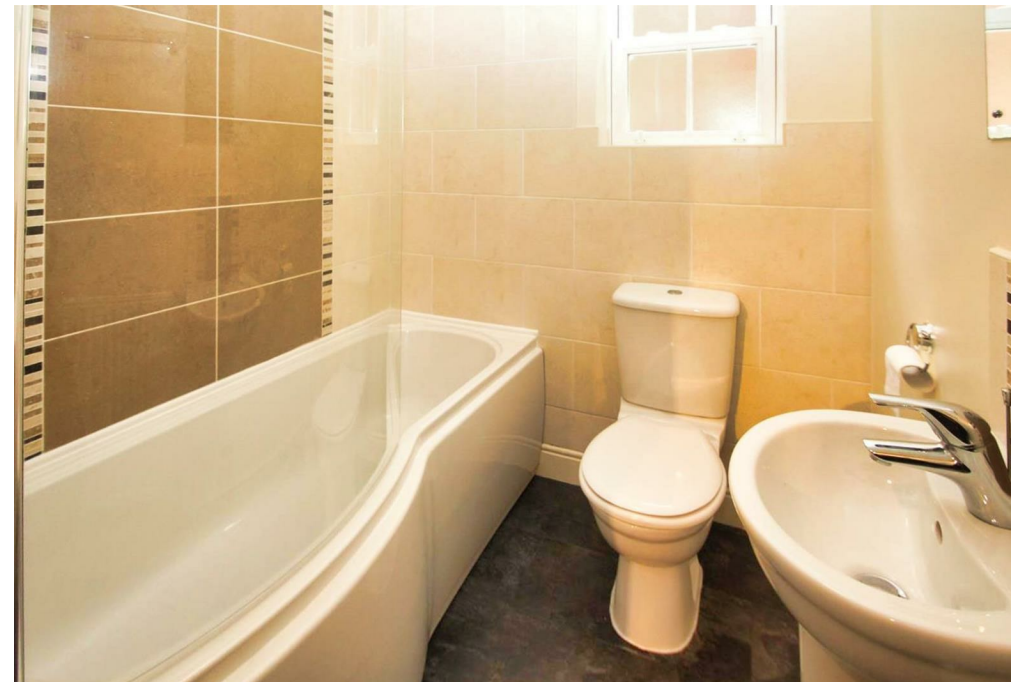
Strictly by appointment only via the agents GSC Grays: 01748 897629.

### Particulars

Particulars written and photographs taken February 2015 and updated October 2024

### Disclaimer

GSC Grays gives notice that:

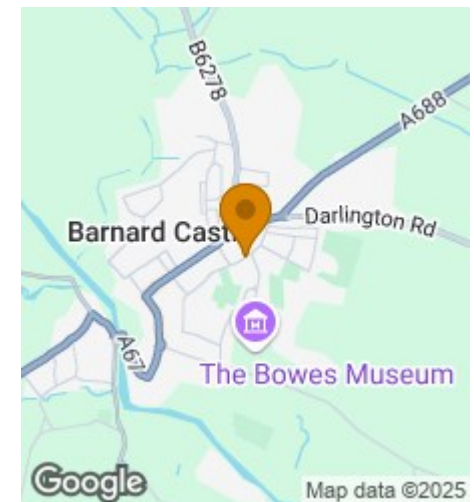


## 6 Summerlea, Barnard Castle



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.