



47 BOUCH WAY

Barnard Castle, County Durham DL12 6FD



GSC GRAYS

PROPERTY • ESTATES • LAND

47 BOUCH WAY

Barnard Castle, County Durham DL12 8FD

47 Bouch Way is a first floor apartment which offers three bedrooms along with a living room, kitchen, bathroom and one allocated parking space.



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GSCGRAYS.CO.UK



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 are also easily accessible. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

Description

47 Bouch Way is a first floor apartment with accommodation briefly comprising: Entrance hall. Kitchen with fitted wall and base units, contrasting work surface, sink with mixer tap and drainer, washing machine, fridge/freezer and the following integrated appliances: electric oven, gas hob, extractor hood and dishwasher. Living room with double glazed window to front elevation and electric fire. Three bedrooms. Bathroom with pedestal hand wash basin, bath with shower over, WC, fully tiled walls and vinyl flooring. Externally, there is one allocated parking space.

Note

Please note that the fridge/freezer and washing machine are provided by gesture of good will by the landlord and should they become faulty will not be replaced or repaired. The electrical goods are not the responsibility of the landlord or GSC Grays. Tenants will need to provide their own fridge/freezer and washing machine should the existing items need replacing.

Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of six or twelve months at a rental figure of £495 per calendar month, payable in advance by standing order. In addition, a deposit of £570 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

Smoking is prohibited inside the property.

Pets

Pets shall not be kept at the property.

Local Authority

Durham County Council.

Council Tax

For Council Tax purposes the property is banded B.

Services

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

Viewings

Strictly by appointment only via GSC Grays.

Particulars

Particulars updated November 2024 and photographs taken February 2019.

Disclaimer Notice

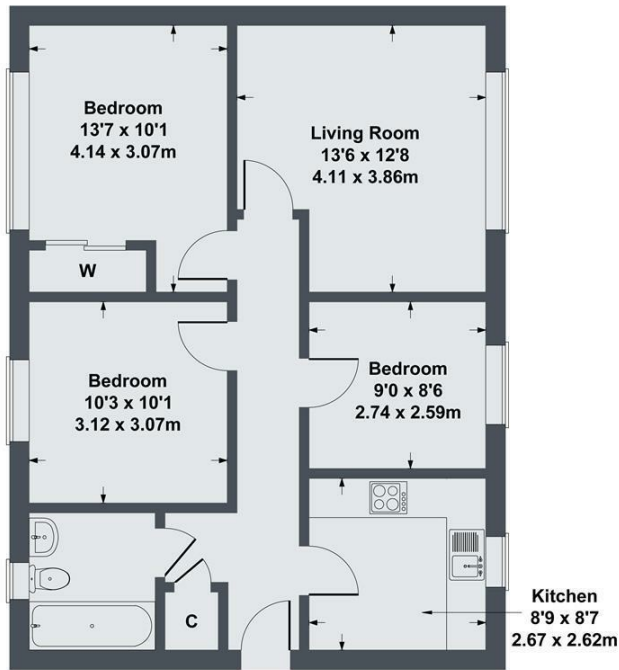
GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.



47 Bouch Way, Barnard Castle


Approximate Gross Internal Area
740 sq ft - 69 sq m

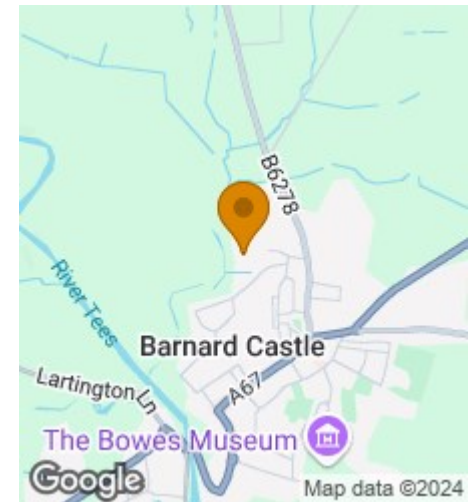


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



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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.