



35 COPLEY BENT

Butterknowle, County Durham DL13 5QN



GSC GRAYS
PROPERTY • ESTATES • LAND

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Copley Bent is a three bedroom property which is deceptively spacious and offers two reception rooms, three bedrooms and a pleasant lawned and planted rear garden.



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Situation & Amenities

Barnard Castle 7 miles, Bishop Auckland 8 miles, Darlington 17 miles, Durham 22 miles, Newcastle 37 miles. Please note all distances are approximate. The property is set in a picturesque area within open countryside. The village of Butterknowle is located in the Gaunless Valley in scenic lower Teesdale and Barnard Castle and Bishop Auckland are easily reached and provide plentiful amenities. There are many beautiful places to visit including nearby Hamsterley Forest, the Wear Valley Railway and picturesque walking countryside are all easily accessed from the property. The village of Butterknowle itself has a primary school, village hall, post office, doctors surgery and public house. Nearby Woodland enjoys a primary school rated ofsted outstanding, local shop, village hall and public house.

Accommodation

Glass front door leading into the hall with staircase to the first floor, radiator and doors leading to the living room and kitchen. The living room has front aspect with a large double glazed window, two radiators, electric fire with wooden surround and double doors opening to the dining room. The dining room has a double glazed internal window to the conservatory. Radiator and a door to the kitchen which has a range of fitted wall and base units, contrasting work surface, tiled splashbacks, Belfast sink with mixer tap, cooker, extractor hood, laminate flooring, double glazed window, radiator, space for an undercounter fridge and a door to the conservatory where you will find the oil fired central heating boiler, tiled flooring, double glazed windows overlooking the rear garden, plumbing for washing machine and space for a freezer.

To the first floor upper landing there is attic access hatch, double door storage cupboard and doors leading off to the first floor accommodation. The master is a pleasantly sized double bedroom to the rear aspect with double glazed window, radiator, large storage cupboard and a variety of matching bedroom furniture. Bedrooms 2 and 3 have front aspect with double glazed windows providing far reaching countryside views. Radiators. The bathroom has a bath, shower cubicle, WC, pedestal wash hand basin, radiator, tiled walls, vinyl flooring and an obscure double glazed window.

Externally to the front of the property there is a forecourt style garden with planted areas and a concrete pathway leading up to the front door. To the rear of the property there is a well maintained, pleasant lawned and planted garden.

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 £695 per calendar month, payable in advance by standing order. In addition, a deposit of £801 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 without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

Services and Other Information

Mains electricity, drainage and water. Oil fired central heating.

Local Authority and Council Tax

Durham County Council. For Council Tax purposes the property is banded B.

Viewings

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

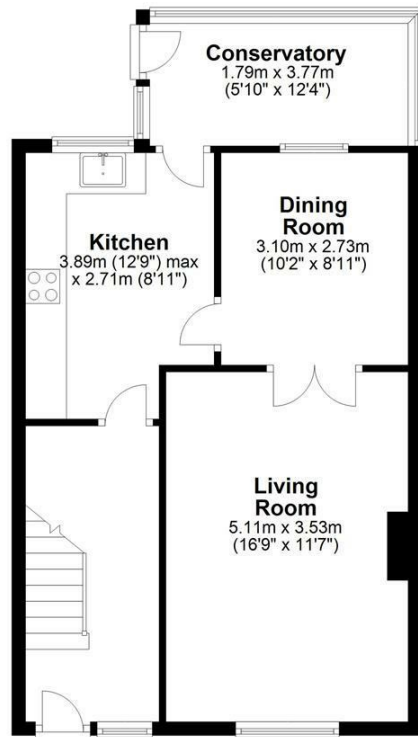
Particulars and Photographs

Particulars amended Dec 2023

Photographs taken July 2020.

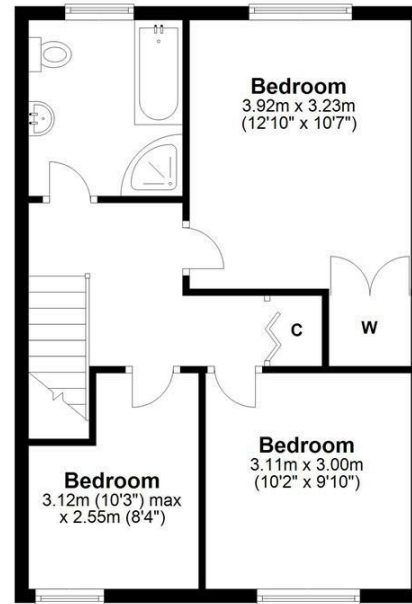
Disclaimer





Ground Floor

35 Copley Bent Butterknowle



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) A			88
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.