

# RABY



## **1 Wrentnall** Forest in Teesdale, Co Durham, DL12 0XS

1 Wrentnall is a recently fully refurbished property situated in Upper Teesdale with stunning views of the landscape. It has two bedrooms, two reception rooms, kitchen, utility room, bathroom and separate WC. Externally there are lawned front and back gardens, off-road parking and coal/log store. The property is available to let immediately. Viewings by appointment with the Estate Office only and can be conducted in person or by video.

- **Semi-detached**
- **Bungalow**
- **Two Bedrooms**
- **Two Reception Rooms**
- **Front and Rear Gardens**
- **Off Road Parking**
- **Available immediately**
- **EPC - D 55**



**£515 per Calendar Month**

## Situation and Amenities

Johns Chapel 5.5 miles, Middleton in Teesdale 7.5 miles, Stanhope 12 miles, Barnard Castle 18 miles, Wolsingham 18 miles, Forest in Teesdale School 1.5 miles. Please note all distances are approximate. Middleton in Teesdale is the main centre for Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. Middleton in Teesdale offers a Doctor's Surgery, Primary School, Co-operative store, Barclays Bank, Butchers and other shops.

## Description

1 Wrentnall is a two bedroom semi-detached single storey cottage with accommodation briefly comprising of an entrance hall, Living room with double sliding sash window, radiator and multi fuel stove. The kitchen includes fitted wall and base units with contrasting work surfaces, tiled splashbacks, two sliding sash double glazed windows, stainless steel sink with mixer tap and draining board, radiator, door to the porch, vinyl flooring, integrated extractor hood and space for a cooker. The utility room has vinyl flooring and space for a washing machine. Two double bedrooms and dining room or third bedroom. Bathroom including a bath with shower over, sink, heated towel rail and vinyl flooring. Separate WC. Externally the property has lawns to the front and rear, off road parking and stone built store attached to the house.

## Terms and 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 £515 per calendar month payable in advance by standing order. In addition, a deposit of £594 will be taken and regulated under an approved Tenancy Deposit Scheme for the length of the agreement.

## References

References will be conducted by a referencing agency and the obtaining of such references is not a guarantee of acceptance.

## Holding Deposit

Before your application is considered a holding deposit of £118 will need to be paid to Raby Estates. This is equivalent to one weeks rent and if your application is successful it can be used as part payment for the first month. Once the holding deposit is paid the referencing will be commenced and you will be required to provide proof of ID to conduct the right to rent check. You will be contacted directly by the referencing agency for other financial information. Once the holding deposit is paid, if you choose to withdraw from the application then the holding deposit will

be retained by the Estate. If it turns out you have provided false or misleading information which leads to a failed reference or if you fail to pass any of the checks which we are required to carry out under the Immigration Act 2014 your holding deposit will be retained by the Estate. If the Estate chooses not to offer you a tenancy for reasons unconnected with the above, then your holding deposit will be returned within 7 days.

## Insurance

Tenants are required to insure their own contents.

## Smoking

Smoking is prohibited inside the property.

## Pets

Pets shall not be kept at the property without the prior written consent of the landlord. All requests will be considered and will be subject to separate rental negotiation.

## Local Authority

Durham County Council

## Council Tax

For Council Tax purposes the property is banded B.

## Services

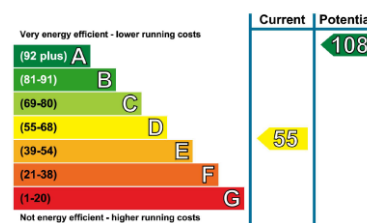
Mains Electricity, private drainage and water supply. Oil fired central heating.

## Viewings

Strictly by appointment with Raby Estates Office, 01833 660888

## Particulars

Particulars written and photographs taken April 2020.



Raby Estates Office

3 Office Square

Staindrop

Darlington

Co Durham

DL2 3NF

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