



**Available to let - £650 per calendar month**

**Birch Rigg**

Forest in Teesdale, Barnard Castle, Co Durham, DL12 0EF

**R A B Y**



- Recently renovated rural property in Upper Teesdale
- Commanding views of the countryside
- Finished to a high standard throughout with additional outbuildings

- 2 Upstairs bedrooms
- 1 Reception room
- Kitchen, utility and downstairs bathroom
- External lawned area with range of outbuildings

# R A B Y



## Location

Situated in the countryside of Upper Teesdale in County Durham within the North Pennines Area of Outstanding Natural Beauty. Nearby beauty spots included Cow Green Reservoir and High Force Waterfall. Located approximately 8.5 miles from Middleton-in-Teesdale, a bustling market town which offers doctors' surgery, butchers, shops, public houses and takeaways. Main train stations can be found at Darlington and Penrith with International Airports at Durham Tees Valley, Newcastle and Leeds Bradford. The A66, A1(M) and M6 are accessible bringing many areas within commuting distance.

# RABY



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## Description

The property comprises a kitchen, sitting room, utility and downstairs bathroom. Upstairs there are 2 bedrooms. Externally there is a lawned area and range of outbuildings with off road parking.

## 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 £650 per calendar month payable in advance by standing order. In addition, a deposit £750 will be taken and regulated under an approved Tenancy Deposit Scheme for the length of the agreement. Tenants are required to insure their own contents. Smoking is prohibited inside the property. 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.

## References

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

## Local Authority

Durham County Council

## Council Tax

The property is band A for council tax.

## Holding Deposit

Before your application is considered a holding deposit of £150 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 you provide 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.

## Services

Mains electricity, oil fired central heating, mains water supply and private drainage.

## Viewings

Strictly by appointment with Raby Estates Office, 01833 660888

## Particulars

Particulars and photographs produced March 2022

Score	Energy rating	Current	Potential
92+	A		104   A
81-91	B		
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

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For further information please  
contact us using the details below.

**Phone**

01833 660888

**Email**

reception@raby.co.uk

**Website**

www.raby.co.uk

These particulars have been prepared as a guide only and whilst every care has been taken in their preparation, complete accuracy cannot be guaranteed. They do not form any part of an offer or contract. All photographs and plans are for illustrative purposes only. Mention of any fittings, fixtures or descriptions of layout should be taken in good faith but no guarantee can be given as to the accuracy, validity or that fixtures and fittings are in full working order. Any queries should be raised with Raby Estates prior to, during or after inspections before being relied upon. All dimensions, distances and any plans are for reference purposes only and should not be relied upon without being checked. Raby Estates accepts no responsibility for inaccuracies or variations that these particulars may contain.

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