



david bailes
property professionals

Girvan Close,
East Stanley, DH9 6UY

- 3 Bedroom Detached Bungalow
- Well Maintained West Facing Rear Garden
- Garden and Driveway To The Front
- Deceptively Spacious Home

£650 pcm
EPC Rating D
Holding Deposit £150
Bond £650 or £750 with a pet





Property Description

A immaculately presented and deceptively spacious 2 bedroom detached bungalow, located on the 'Barratt's Estate' of East Stanley. The property enjoys a well maintained West facing rear garden overlooking woodland to provide a degree of privacy, with patios and large storage timber shed. An early viewing is highly recommended for a chance to rent this superb home.

Accommodation comprises of Porch | Inner Lobby | Kitchen/Breakfasting Room | Long Lounge | Hallway With Storage | Main Bedroom With Wardrobes | Bedroom Two With Wardrobes | Dining Room With Snug Area | Conservatory.

ENTRANCE PORCH

8' 6" x 6' 3" (2.60m x 1.91m) uPVC double glazed entrance door, uPVC double glazed windows, built in utility area with base storage and work top, space for a condensing dryer, radiator.

INNER LOBBY

Access doors to the lounge and kitchen.



KITCHEN/BREAKFAST ROOM

12' 6" x 9' 7" (3.82m x 2.94m) Fitted with a range of wall and base units, complimentary work surfaces with matching up stands and tiled splash backs, integrated double oven and grill, 5 ring gas cooking hob with extractor over, inset 1 and 1/2 sink and drainer with spring pull mixer tap, inset tall fridge/freezer (this can be left for tenants, but the landlord will not replace should it ever stop working, or can have it removed), concealed plumbing for washing machine, concealed gas combi central heating boiler in a cupboard, radiator, space for small table and chairs, two uPVC double glazed windows.



LOUNGE

21' 4" x 9' 8" (6.52m x 2.96m) A long room with feature fireplace and inset electric fire, two radiators and two uPVC double glazed windows.

HALLWAY

Access doors to both bedrooms, bathroom and dining room, built in storage cupboards.

BATHROOM

9' 7" x 8' 5" (2.94m x 2.59m) A modern bathroom suite with a free standing bath set on feet, corner shower cubicle, vanity storage unit with sink and mirror over, WC, chrome towel radiator, fully tiled walls, uPVC double glazed window.



MAIN BEDROOM

12' 10" x 9' 8" (3.93m x 2.96m) Fitted with wall to wall wardrobes, radiator, uPVC double glazed window.

BEDROOM 2

10' 7" x 7' 5" (3.23m x 2.28m) A double sized room with free standing wardrobes, radiator, uPVC double glazed window.

DINING ROOM

9' 8" x 9' 1" (2.97m x 2.78m) uPVC double glazed doors open to the conservatory, radiator, open plan to the snug area.



SNUG AREA

10' 10" x 6' 7" (3.31m x 2.03m) A lovely cosy area off the dining room with uPVC double glazed window.

CONSERVATORY

9' 6" x 8' 2" (2.92m x 2.50m) Constructed with a brick base and uPVC double glazed window and ceiling, uPVC double glazed patio doors open to the garden, ceiling light fan and radiator installed.



EXTERNAL

TO FRONT

A low maintenance garden stocked with shrubs and flower beds, tarmac pathway to the front door and flagged paved driveway.

REAR GARDEN

A deceptively spacious and well maintained garden, with a lawn, three paved patio areas, a large timber shed, side access pathway leading to the front with a gate. There is a wooden gate at the end of the garden with an additional garden area.

COSTS

Rent: £650 PCM

Bond: £650 or £750 with a pet

Holding Deposit: £150

Minimum Tenancy Term: 12 Months

REFERENCE AND CREDIT CHECKS

A holding deposit equal to 1 weeks rent is payable upon the start of your application. Successful applicants - any holding deposit will be offset against the initial rent or deposit, with the agreement of the payee.

Under the Tenant Fee Act 2019: The holding deposit will become non-refundable, should you fail your reference and credit checks, if you provide misleading information or fail to declare a county court judgement (CCJ) or an (IVA) on your application form or the nominated guarantor application form. We allow up to 15 days for all checks to be completed. Should you have any concerns regarding these checks, please notify a member of staff before you make payment.

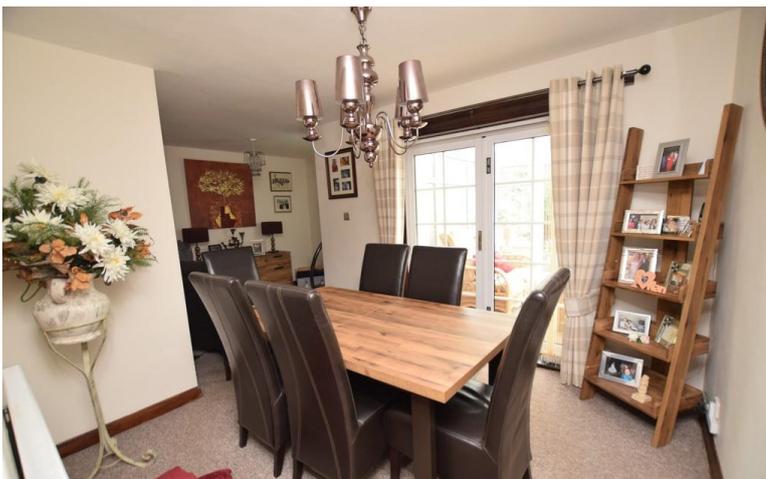
Tenant(s) minimum yearly income affordability to pass the credit check is calculated at 2.5 times the yearly rent.

(Example: rent of £400 PCM x 12 = £4,800 x 2.5 = £12,000) This minimum income can be shared on a joint tenancy only.

Working guarantors minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent.

(Example: Rent of £400 PCM x 12 = £4,800 x 3 = £14,400) (or hold savings or pension(s) equal or more than this amount)

Please note: if you are claiming DSS, Universal Credit, your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.



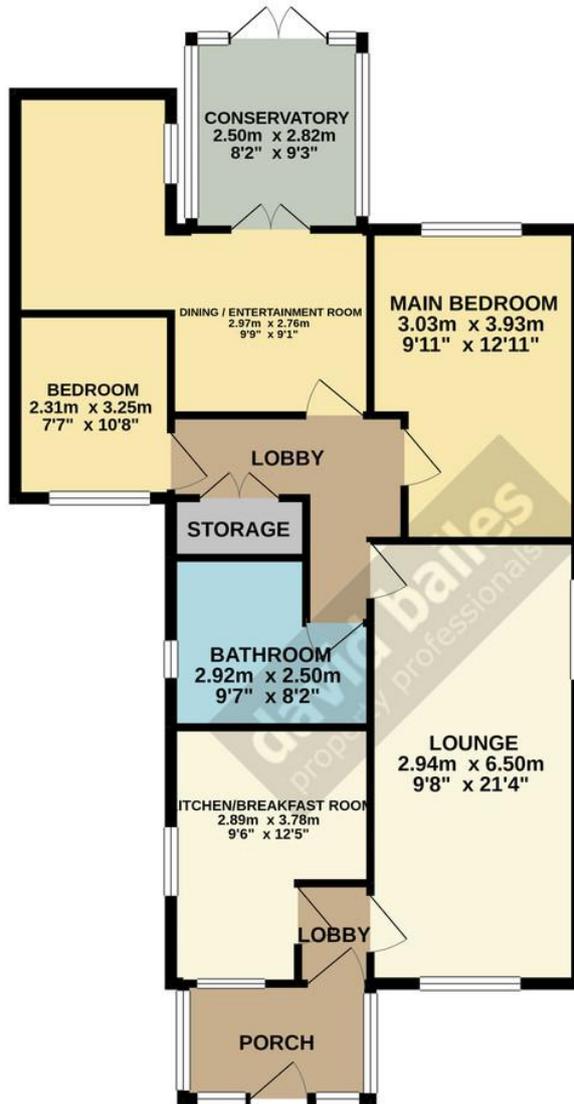


VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

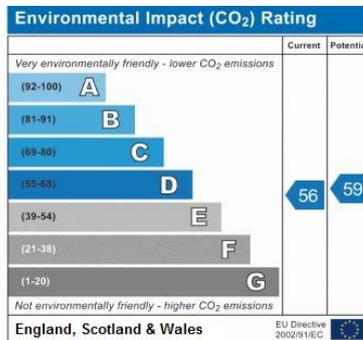
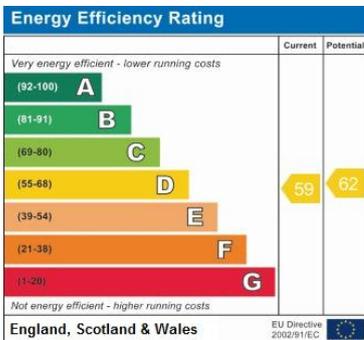


GROUND FLOOR
91.5 sq.m. (984 sq.ft.) approx.



TOTAL FLOOR AREA: 91.5 sq.m. (984 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Anthony House
Anthony Street
Stanley
County Durham
DH9 8AF

www.davidbailes.co.uk
info@davidbailes.co.uk
01207231111

Mon – Fri 9am – 5.30pm
Sat – 9am – 3pm

