



2 Neville Drive

Sedgefield, TS21 3EX

£575 pcm

A rare opportunity to let a modern three bedroom property situated within walking distance of the centre of Sedgefield Village. The property has been fully refurbished to a high standard throughout. Some integrated appliances are included. Must be viewed now to avoid disappointment.

- Three bedroom end terraced house
- Refurbished throughout
- Two reception rooms
- Allocated parking
- Within walking distance of most amenities
- No pets
- Fees Apply
- Energy efficiency rating =D(61)

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DESCRIPTION

Situated within walking distance of the centre of Sedgefield village, and not directly overlooked, this recently refurbished three bedroom end link house offers good sized accommodation with gardens to the front and rear. The accommodation on offer comprises entrance hall, lounge with walk through to dining room and open plan kitchen which is fitted with a range of modern wall and base units incorporating gas hob with extractor hood, built in oven, integrated fridge and freezer and free standing dishwasher. leading from the dining room there is also a rear porch with direct access to the rear garden.

To the first floor there are three good sized bedrooms, the master bedroom having a built in storage cupboard. The family bathroom has also been refitted to a high standard with modern three piece suite including panelled bath with shower over and glass shower screen, and fully tiled walls.

Externally to the front of the house there is a wrought iron enclosed garden area with mature shrubs whilst to the rear is a relatively private fence enclosed garden which is mainly paved and with access gate leading to the rear and to the allocated and visitor parking spaces.

LOCATION

The highly desirable village of Sedgefield lies approximately 12 miles south east of historical Durham City and is situated within close proximity to both the A1M and A19 both providing excellent transport links throughout the region. There are a vast range of local amenities within walking distance including 2 good primary schools and secondary school, local shops including supermarket, several excellent restaurants and public houses, library, doctors surgery, cricket, rugby and squash clubs

SERVICES

Mains electricity, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

CHARGES

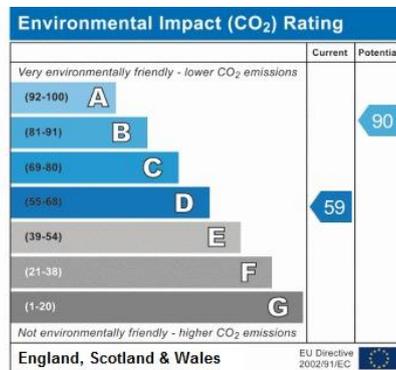
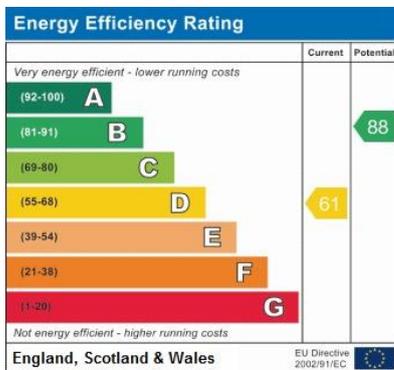
Durham County Council tax band C

DEPOSIT

£675 will be lodged with the agents prior to the commencement of the tenancy. This sum will be returned at the termination of the tenancy subject to all commitments having been made.

FEES

There will be a charge of £210 (inc.VAT) for administration and credit checks. This charge is payable on submission of application for tenancy agreement.



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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