



The Lodge, Westmayland Farm, Hamsterley
£1,300 pcm. £1,500 deposit

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

A well presented barn conversion available to let with, spacious kitchen and utility

- Three bedroom property
- Newly refurbished throughout
- Large living room and kitchen
 - Off street parking
 - Patio area
- Energy Performance Rating D
- Early viewing recommended

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www.vickersandbarrass.co.uk

LOCATION

Westmayland, Hamsterley is a small rural village located 7 miles north-west of Bishop Auckland, a primary school is located within the village and secondary schools in the nearby towns of Bishop Auckland and Crook. The village has a public house and nearby Hamsterley Forest provides a number of recreational activities. The property is located on Westmaylands Farm, off Howlea Lane.

DESCRIPTION

A newly refurbished barn conversion offering spacious living accommodation throughout, with the main living area split over two levels and having patio doors to the rear garden, as well as offering panoramic countryside views. The living area also leads to the hallway with side entrance. A larger than average kitchen is fitted with a range of wall and base units with electric oven, hob and extractor fan, utility room and separate downstairs WC. To the first floor are three good sized bedrooms and a family bathroom. Externally there is a garden area with patio and parking for up to three vehicles. The property has new carpets throughout.

WHAT 3 WORDS

Every three meter square of the world has been given a unique combination of three words. Visit what3words.com or download the free App which is available for iOS and Android smartphones and use the unique sequence of words below to accurately pinpoint this property.

What3words: ///fully.eradicate.viewing

SERVICES

The property is served by oil boiler, mains electricity, spring water and a septic tank.

COUNCIL TAX BAND

Durham County Council Tax Band E

INFORMATION FOR TENANTS

The property is available unfurnished on an Assured Shorthold Tenancy for a minimum term of six months. Rent is payable monthly in advance by direct debit. In addition to the monthly rent you will be required to pay a deposit which is equivalent to 5 weeks rent. Payments to other third parties, such as

Council Tax and utilities will be the responsibility of the tenants. The tenants are responsible for insuring their own personal possessions and contents of the property.

TENURE

We are informed by the current landlord that the property is held freehold.

DURING THE TENANCY

Additional tenant charges may apply as per the issued tenancy agreement, for items such as replacement or loss of keys or interest on overdue rent.

TENANTS PROTECTION

Vickers and Barrass are members of the Tenancy Deposit Scheme (TDS) which is a client deposit money scheme, we are also a member of NAEA Propertymark. For further information of membership please contact the agent direct.

REFERENCES

The landlords agents may take up references through a referencing company at no cost to the applicant. The obtaining of references is not a guarantee of acceptance.

COMMENCEMENT

The property is available for immediate occupation. A tenancy must commence within one month of the agent receiving suitable references. The first months rent and deposit must be made by cleared funds before the commencement date.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – October 2023
Photographs taken – October 2023

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending tenants, all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility.

Any application for this property will be taken as an admission by the intending tenants that they have relied solely upon their own personally verified information, inspection, and enquiries.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the landlord of this property.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

The particulars have been prepared in accordance with the Business Protection from Misleading Regulations to give a fair overall view of the property.

The Landlord reserves the right to generally amend the particulars or method of let.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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