



11 Prospect Place, Barnard Castle, County Durham, DL12 8HQ
Guide Price £725pcm £835 Deposit

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

A brilliant opportunity to rent a two bedroom end terrace property in the sought after market town of Barnard Castle.

- End terrace stone built property
 - Two reception rooms
 - Two double bedrooms
- Large front garden and enclosed yard to the rear
 - Driveway for one vehicle
 - Accessible location
 - Energy performance rating D 61



www.vickersandbarrass.co.uk

LOCATION

Barnard Castle is a historic market town located in County Durham. It is situated in the scenic Teesdale area, lying along the River Tees, with the Castle itself providing a prominent landmark. The town is approximately 10 miles southwest of Darlington and about 25 miles southeast of Durham. Barnard Castle serves as the main settlement in the region and is known for its rich history, charming streets, and proximity to natural attractions such as the North Pennines Area of Outstanding Natural Beauty.

Prospect Place is well placed for primary and secondary schooling, the local recently refurbished leisure center and with the recent shopping development has a range of amenities close by.

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DESCRIPTION

This charming property offers two generously sized reception rooms. The living room, located at the front, provides a pleasant outlook over the front garden. The second reception room features a tiled

floor, a window to the rear, and has an under-stair cupboard for added storage. From this room, a door leads to the kitchen, which is equipped with a range of wall and base units, an electric oven, hob, and extractor fan. There is space beneath the sink for a washing machine and room for a freestanding fridge/freezer. A door from the kitchen opens out to the rear yard.

On the first floor, there are two double bedrooms. The larger of the two, positioned at the front of the property, boasts a large window that floods the room with natural light, and it also benefits from a practical storage cupboard. The family bathroom features a bath with a shower over, a WC, and a wash hand basin, completing the home's comfortable layout.

To the front of the property, the garden is predominantly laid to lawn and features a storage shed. At the rear, there is an enclosed yard with a storage shed, along with steps leading up to the pavement passing the property. Additionally, a

gravel parking space is located next to the property, accessible via Prospect Place. A gate to the side of the property provides access from the parking space to the front of the property.

SERVICES

The property is served by mains water, drainage, electric and has mains gas heating.

COUNCIL TAX BAND

Durham County Council Tax Band A.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating D 61.

RIGHTS OF WAY

There is access to the property from the Co-op Car Park down a shared path with neighbouring property.

There is an additional right of way for the neighbouring properties on foot and with wheelbarrows along the footpath to the front and side of the property.



MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

COSTS

Each party is to bear their own costs.

ESTATE AGENTS ACT 1979

This property is marketed on behalf of a "connected person" as defined in section 32(1) of the Act.

INFORMATION FOR TENANTS

It 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.

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



month's 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 – March 2025

Photographs taken – February 2025

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.



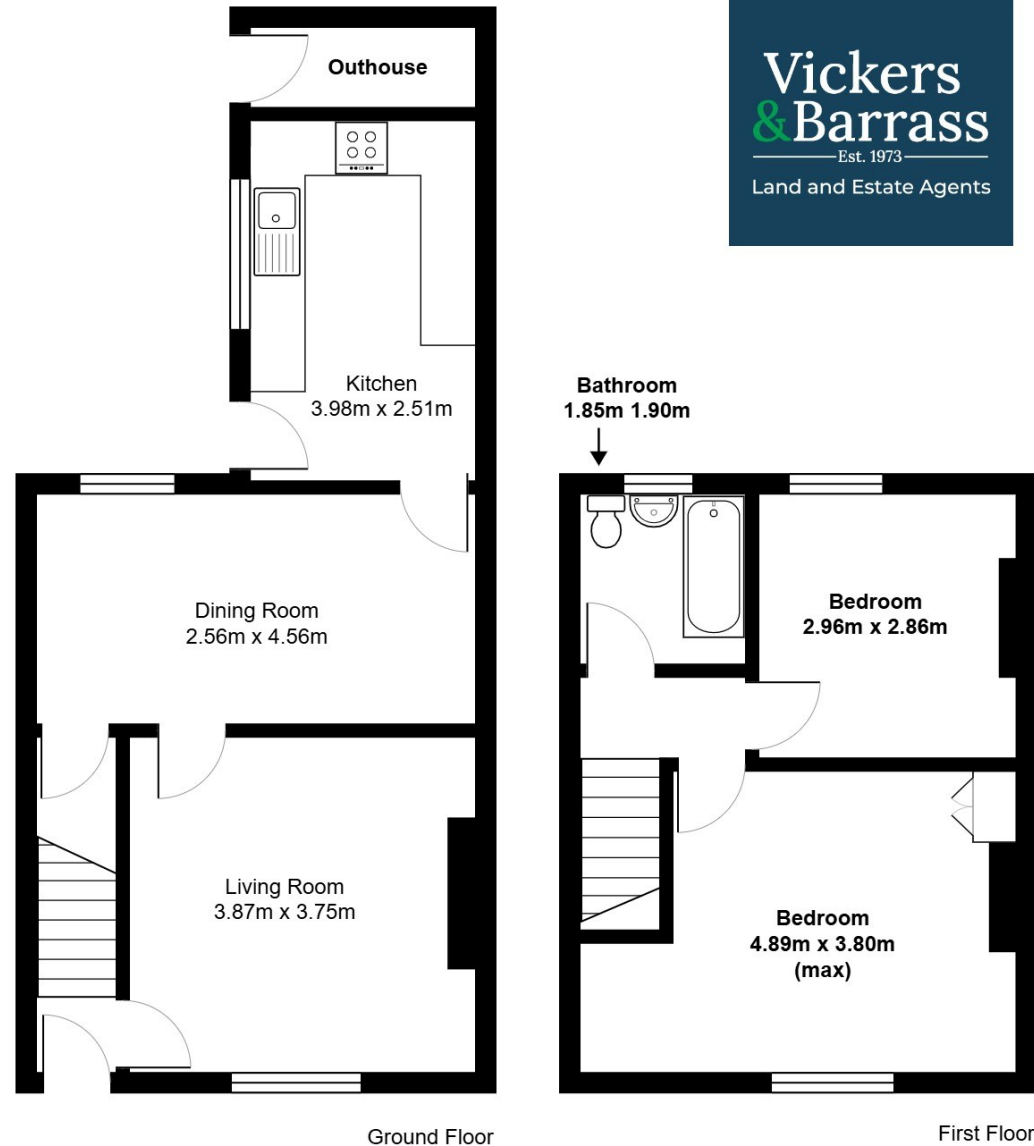
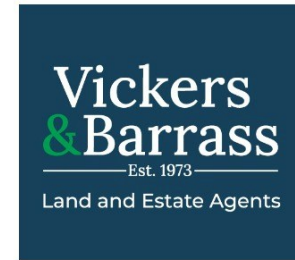
Any application for this property will be taken as an admission by the intending tenants that they have relied solely upon their own personally verified information, inspection, and enquiries.

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.



All measurements are approximate and for display purposes only



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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