## loc8me







## **Orchard Drive**

, Durham, DH1 1LA

# Rental £179Weekly

6 bedroom House available 29 June 2025

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\* Furnished

#### Situation

Perfectly nestled away along The Sands, balancing social secluded living, this six bed property offers a peaceful enjoyment of Durham's riverbanks, whilst only being minutes away from the Marketplace - a hidden gem! Residents will be mere minutes from St. Hild & St. Bede college, a 10 minute stroll to the new Business School, and a 25 minute walk to the Bill Bryson Library! Boasting a large garden, bright lounge area, off-street parking, and double throughout, this property is an ideal environment for students looking to study in a quiet and central location. All rooms are equipped with a desk, chair, and wardrobe; additionally, the property has two bathrooms, making easy to share amongst housemates. The price inclusive of bills for hassle free living is £179p/w! Bills include: - Gas - Electric - Water - TV Licence - Contents Insurance -WiFi This year we have teamed up with Ecolgi, who will help to offset our carbon emissions by planting a tree for each house that signs a bills inclusive package with Loc8me! Property reference: prop-4345 EPC rating: D Council Tax band: D Book a viewing today to secure your comfort in this home. Every house has a story, make yours in a loc8me one!

Accommodation

All measurements are approximate.

#### Further Information

The deposit required is £3,600

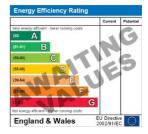
The bills included in the rent are Electricity, Gas and Water

The landlord is willing to rent this home to Student

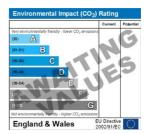
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### **Energy Performance Certificates**

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-20689 Creation Date: 01/05/2025