



Musgrave Gardens

, Durham, DH1 1PL

Rental £155 Weekly

4 bedroom House available 30 June 2025

85 New Elvet, Durham, County Durham, DH1 3AQ
durham@loc8me.co.uk

0330 330 0999

Opening Times

Mon Closed; Tues Closed
Wed Closed; Thurs Closed
Fri Closed; Sat Closed; Sun Closed

* Furnished

Situation

Musgrave Gardens - 4 Bed - Separate bathroom and WC - Off street parking - Double beds - Large garden - Close to transport links and local amenities EPC Rating - C

Accommodation

All measurements are approximate.

Further Information

The deposit required is £2,400

The landlord has requested to include The Fair-Bills-Inclusive cap the cap applies to any Tenant whose Rent includes the provision of the Services. The Policy has been drafted to ensure that a Tenant's use of electricity, gas, water, and broadband is proportionate and reasonable in all the circumstances. The Policy provides peace of mind to the Tenant while protecting the Tenant from the risk of overspending. In consequence, the Services are provided with a fair-usage allowance (Allowance) defined as the amount of money the Tenant can spend on the Services before additional fees are incurred. Every tenant has in consequence to ensure that they make sensible use of the Services throughout the lifetime of the Tenancy Agreement. Any abuse of the Allowance (such that it is exceeded) will result in an additional fee for overuse. 3 BED+ The rent is to include Broadband, TV Licence, Gas, Electricity, Water, Contents Insurance which is capped at £25 per person per week.

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.

Energy Efficiency Rating		
	Current	Potential

Creation Date: 06/01/2025

Property Ref: inst-20734

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2025. Orange Living Limited Registered in England No. 06537787