



# Juniper Way (L) 2 WEEKS RENT FREE 25/26

, Durham, DH1 4GZ

**Rental £195Weekly**  
6 bedroom House available 28 June 2025

\* Furnished

### Situation

NO GROUP NEEDED! THIS PROPERTY IS AVAILABLE FOR INDIVIDUALS LOOKING TO HOUSE SHARE! In the heart of the vibrant Viaduct area, this modern property offers six double bedrooms and an unbeatable location. Residents will be in the centre of the student area of Durham, only a short walk to the Market Place, and a 20 minute walk to the Bill Bryson Library! This property is characterised by its large rooms, natural light, and inviting communal spaces, perfect for students looking to live in a social area, with the amenities to enjoy their home in peace. All rooms are equipped with a desk, chair, and wardrobe; additionally, the property has three toilet/bathrooms making it easy to share amongst housemates. The price inclusive of bills for hassle free living is £195p/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-4323 EPC rating: C 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

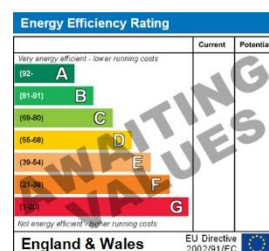
The bills included in the rent are Electricity, Gas and Water

The landlord is willing to rent this home to Student

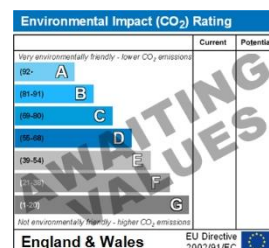
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-20596

Creation Date: 01/05/2025

#### 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