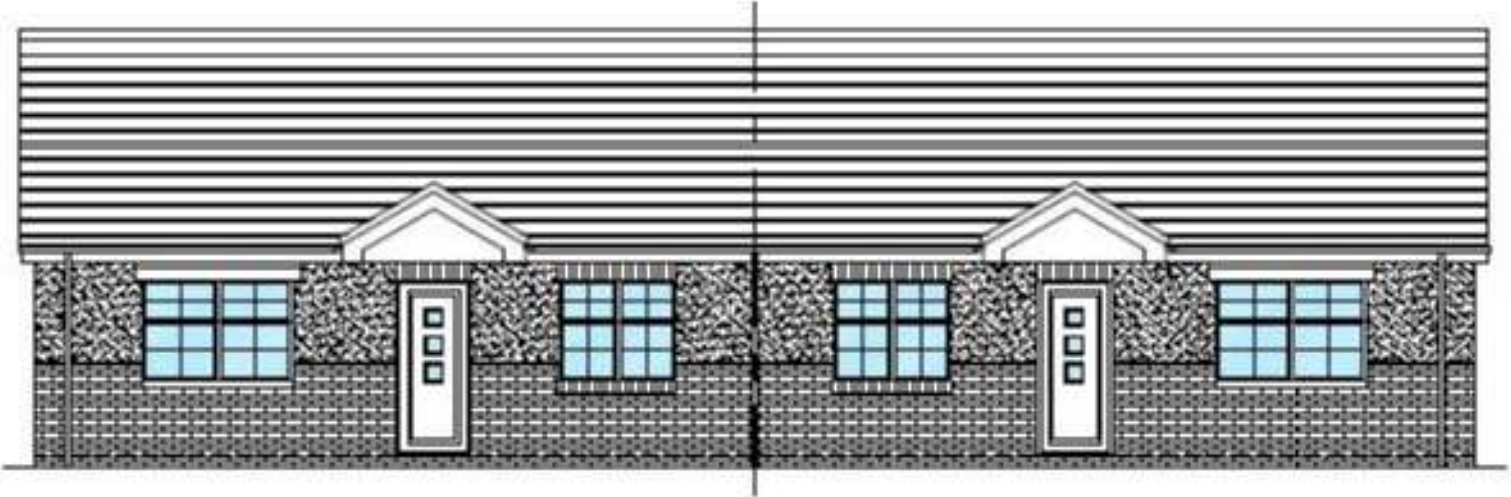


# GEORGE F. WHITE



## TOLLGATE MEADOWS

EVENWOOD GATE ▪ BISHOP AUCKLAND ▪ COUNTY DURHAM ▪ DL14 9NW

## TOLLGATE MEADOWS

EVENWOOD GATE • BISHOP AUCKLAND • COUNTY DURHAM • DL14 9NW

Bishop Auckland 5 Miles • Darlington 12 Miles • Durham 15 Miles

2 Bedroom bungalows on a new build development  
1 Bathroom  
Finished to a great standard  
Garden and off street parking  
Convenient commuter location

Prices Starting From £130,000

Barnard Castle 01833 690390  
barnardcastle@georgefwhite.co.uk

### The Area

Evenwood Gate is a small hamlet lying between Staindrop and West Auckland, lying close to open countryside where a network of public footpaths and bridle ways can be found. It is also situated close to a convenient commuter route meaning it is the ideal opportunity to blend country life with the hustle and bustle and extensive amenities and leisure facilities of the nearby towns.

Staindrop and Bishop Auckland provide a range of educational and recreational facilities with the newly constructed retail park at Bishop Auckland being approximately 5-minute drive from the property. A wider

range of shopping facilities and mainline railway stations are available in the nearby towns of Darlington and Durham.

### Tollgate Meadows

Tollgate Meadows is a new build development comprising of eleven terraced three bedroom properties in 'The Esperley' design and a further two semi-detached bungalows.

### The Property

The property is entered through a main door into an entrance hallway in which the accommodation radiates. Lying to the front of the property is a good sized lounge with window looking out over the development, whilst lying to the rear off the hall is a good sized kitchen which has access externally to the side and has a range of base mounted units arranged in a horse show shape for maximum use of the space.

Two good sized double bedrooms each have fitted wardrobes and enjoy views out over the garden to the rear and development to the front.

The property will also benefit from a shower room including WC and wash hand basin.

### Externally

The properties in this development benefit from enclosed, fenced gardens that are laid to lawn with an additional patio area having outdoor and block paved off street parking.

### Note One

Please be advised that some of these images have been virtually staged and all properties in this development are unfurnished.

### Reservation of Plots

For more information on reservation of plots and the reservation fee please contact the office.

### Fixtures and Fittings

Standard kitchen and bathroom fittings will be included in the sale.

### Services

It is understood that the property is serviced by mains electricity, water and drainage and has gas central heating.

### Council Tax

It is understood that the properties have not yet received a Council Tax band as of yet.

### Energy Performance Certificate

The buyer will be provided with an on construction EPC.

### Buyer Incentives

A number of incentives are available such as Help to Buy and vendor paid deposit. Please speak to the agent to discuss your eligibility.

### Viewings

Strictly by prior appointment with George F White (Barnard Castle office) on 01833 690390 or email [barnardcastle@georgefwhite.co.uk](mailto:barnardcastle@georgefwhite.co.uk).

### Directions

From Bishop Auckland take the A688 Southwest towards Staindrop taking the first exit off the roundabout at Oakley Service Station. Continue up the road for approximately a mile and half where the subject properties can be found to your right.

From the centre of Barnard Castle proceed up Galgate and into Bede Road, turning left onto the A688 prior to the petrol filling station. Proceed through the village of Staindrop, past Raby Castle and upon approaching Evenwood Gate the subject properties can be found on your left and can be identified by George F White signage.

### Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.

GEORGE F WHITE

Total area: approx. 67.0 sq. metres (721.3 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not intended to constitute an offer for investment purposes only & should be used as such by any prospective purchaser. Created especially for George F White by Vuuksdy Ltd.

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[www.georgefwhite.co.uk](http://www.georgefwhite.co.uk)



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