



Gibside

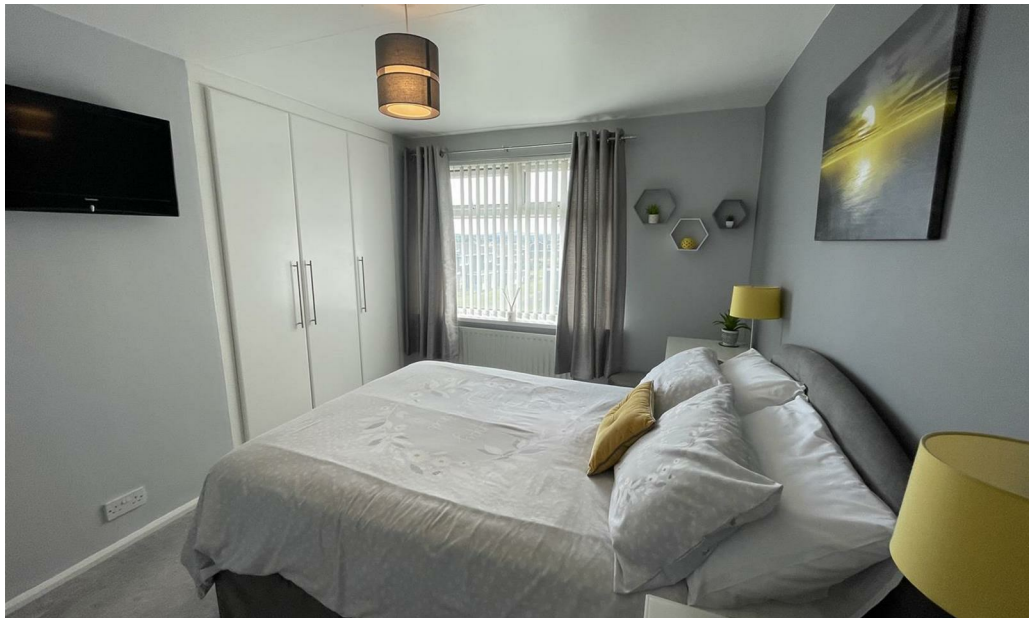
Chester Le Street DH2 2TS

£925 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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IMMACULATELY PRESENTED, EXTENDED FOUR BEDROOM SEMI DETACHED HOME situated on the EVER POPULAR RESIDENTIAL DEVELOPMENT of Gibside, Chester-le-street. A RARE OPPORTUNITY and ONE NOT TO BE MISSED!! This home has been UPDATED and DECORATED to a HIGH SPECIFICATION and includes UPVC DOUBLE GLAZING, GAS CENTRAL HEATING VIA COMBINATION BOILER, INTRUDER ALARM SYSTEM and comprises of ENTRANCE HALL, GROUND FLOOR WC, LOUNGE, SPACIOUS SECOND RECEPTION/DINING/KITCHEN and SEPARATE UTILITY. To the first floor there is a MASTER BEDROOM, THREE FURTHER GOOD SIZED BEDROOMS, ONE WITH EN SUITE FACILITY and a REFITTED WHITE BATHROOM/WC/SEPARATE SHOWER CUBICLE. GARDENS TO FRONT AND REAR. Call to view on 0191 3729898.

Council Tax Band A
Energy Rating C

Rent £900
Holding Fee £207.69
Deposit £1038.46

ENTRANCE HALL

Entered via UPVC double glazed door, understairs storage cupboard, storage cupboard, radiator, laminate floor, oak spindled staircase.

GROUND FLOOR WC

Fitted with white low level wc, vanity/storage wash hand basin, tiled splashbacks, radiator, UPVC double glazed window.

LOUNGE

11'7" x 11'3" (3.55 x 3.43)
With radiator, UPVC double glazed window, double doors to second reception.

SECOND RECEPTION/DINING/KITCHEN

21'3" x 9'2" plus dining (6.48m x 2.79m plus dining)
Superbly remastered to include a lounge seating area, dining spaces and fully fitted Cream kitchen comprising of Cream wall/base units, solid wood worktops, stainless steel sink unit and drainer, built in double oven/hob/extractor, integrated fridge/freezer, integrated dishwasher, splashbacks, inset spotlighting, UPVC double glazed window, UPVC double glazed french doors to garden.

UTILITY

Co-ordinating with the kitchen in Cream, with wall/base units, solid wood worktops, housed combination boiler, radiator, extractor, laminate floor, UPVC double glazed door.

FIRST FLOOR

Landing with storage cupboard

MASTER BEDROOM

12'1" x 9'4" plus robes (3.7 x 2.85 plus robes)
Fitted with built in wardrobes, radiator, tv point, UPVC double glazed window.

BEDROOM 2

10'11" x 8'7" (3.35 x 2.62)
With radiator, tv point, UPVC double glazed window.

EN SUITE

Fitted with shower cubicle housing shower, low level wc, vanity wash hand basin, chrome heated towel rail, part panelled walls, extractor, UPVC double glazed window.

BEDROOM 3

9'9" x 9'2" (2.99 x 2.8)
With loft hatch, radiator, tv point, UPVC double glazed windows.

BEDROOM 4

9'9" x 7'9" (2.98 x 2.38)
With radiator, tv point, UPVC double glazed window.

BATHROOM/WC/SHOWER

Refitted with white suite comprising on panelled bath, low level wc, pedestal wash basin, chrome heated towel rail, part tiled/part panelled walls, vinyl floor, UPVC double glazed window.

OUTSIDE

To the front there is an open plan lawned garden.

Whilst to the rear there is a fence enclosed garden with storage shed, paved patio area and artificial grassed area. Tap.

Deposit and Holding

Holding Deposit

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You fail to take steps to enter into the tenancy by taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.*

*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

Reposit - Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

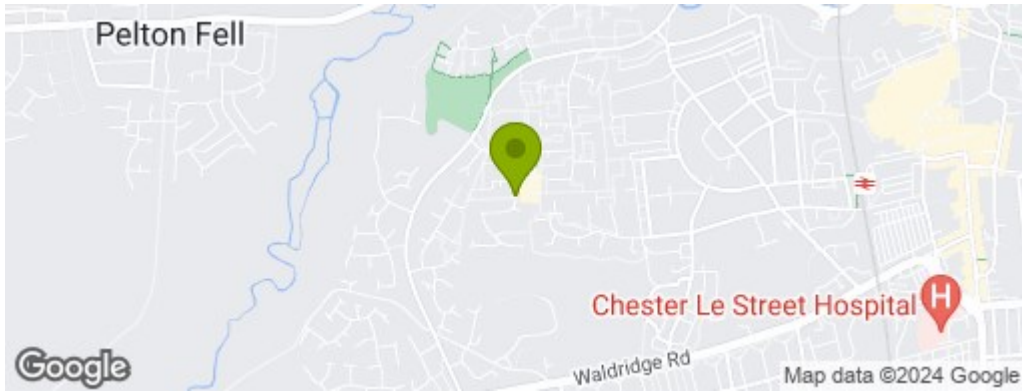
There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Further information is available at www.reposit.co.uk/tenants.

Deposit (Bond)

The deposit (bond) amount is equivalent to 5 weeks' rent



Property Information

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