



**Cragside**

Chester Le Street DH2 2TN

**£675 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Cragside

Chester Le Street DH2 2TN



NEW TO RENT - 3 bedroom terraced house located in a very popular area with private outdoor space to the rear of the property.

Immaculately presented, freshly painted through out and new carpets fitted. The Property is located within a walking distance to the town centre and transport links.

Available immediately

Council Tax Band - A  
EPC Rating - D

Rent - £675 PCM  
Deposit - £778.84  
Holding Deposit - £155.76 (this will be deducted from your first months rent)

## Entrance Porch

Entered via a UPVC double glazed door

## Lounge

19'5" x 10'9" (5.92 x 3.28)

With 2 x UPVC double glazed windows, feature fireplace housing a living flame effect electric fire, TV point, 2 x radiators

## UtilitKitchen

11'10" x 9'5" (3.61 x 2.87)

Fitted wall and base units, contrasting worktops, tiled splashbacks, sink unit and drainer, mixer tap, plumbing of an automatic washing machine, radiator, UPVC double glazed window

## Rear Lobby

With UPVC double glazed door to the rear garden, storage cupboard, radiator, stairs to the first floor

## Ground Floor Wc

With UPVC double glazed window, low level wc, hand basin

## First Floor Landing

With loft access

## Bedroom One

11'10" x 9'8" (3.61 x 2.95)

With UPVC double glazed window, radiator, built in storage

## Bedroom Two

12'9" x 8'6" (3.89 x 2.59)

With UPVC double glazed window, radiator, built in storage

## Bedroom Three

10'6" x 6'8" (3.20 x 2.03)

With UPVC double glazed window, radiator

## Bathroom / Wc

Fitted suite comprising of a low level wc, pedestal wash hand basin, panelled bath with shower from taps, heated towel rail, storage cupboard housing wall mounted central heating system, UPVC double glazed window

## External

To the front is a open plan low maintenance garden

Whilst to the rear is a fence enclosed paved garden

## Deposit and Holdong fee

## Holding Deposit

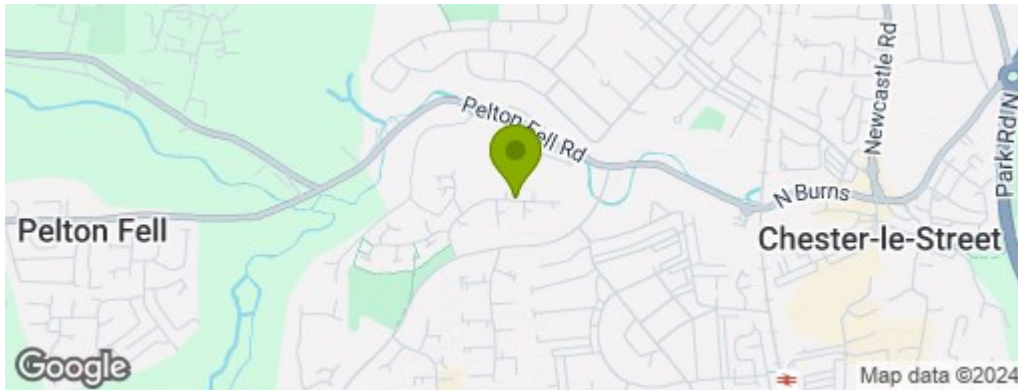
All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be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

## Deposit (Bond)

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



## Property Information

**0191 372 9898**

Suite 6, 15 North Burns, Chester-Le-Street, County Durham, DH3 3TF  
[sales.cls@venturepropertiesuk.com](mailto:sales.cls@venturepropertiesuk.com)