



## Meadow Court

Tow Law DL13 4BF

£575 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.





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# Meadow Court

## Tow Law DL13 4BF



- Available May
- EPC Grade C
- Ground Floor WC and First Floor Bathroom

- Two Bedrooms
- New Carpets and Flooring
- Off Road Parking

- Nicely Decorated
- Fitted Wardrobes in the Master
- Garden

We are delighted to offer to the market this recently refurbished two bedroom SEMI DETACHED PROPERTY located in a small cul-de-sac in Tow Law, Tow Law has a range of amenities, schooling and recreational facilities. This property has been decorated throughout with new flooring, all in a neutral modern design. In brief comprising of entrance porch, lounge, WC, dining kitchen, to the first floor two bedrooms the master having fitted wardrobes and family bathroom. Externally benefitting from OFF ROAD PARKING and GARDEN to the rear.

### Ground Floor

#### Entrance Porch

Access into a useful entrance porch having UPVC window and central heating radiator.

#### Lounge

12'0" x 14'0" (3.667 x 4.278)

Located to the front elevation of the property stairs rise to the first floor, central heating radiator and UPVC window. Ample space for living furniture as required.

#### Inner Hall

Accessed off the lounge and has opening into the kitchen with access to the ground floor WC and a useful storage cupboard.

#### WC

Fitted with WC, floating wash hand basin, central heating radiator and obscured UPVC window.

#### Dining Kitchen

12'0" x 9'9" (3.660 x 2.987)

The kitchen area is fitted with cream base and wall mounted storage units, dark walnut wood effect work surfaces and tiled splash backs, stainless steel sink unit with UPVC window above, electric oven and gas hob with extraction fan over with ample space and plumbing for free standing appliances as required. The dining area of the room has a central heating radiator and double opening UPVC patio doors to the rear garden with space for a family dining table. The gas central heating boiler can also be found in this room.

### First Floor

#### Landing

Stairs rise from the lounge and provide access to the first floor accommodation and the loft.

#### Bedroom One

11'4" x 10'0" (3.466 x 3.053)

Located to the front elevation of the property having a single and double fitted wardrobes, over stair bulk head storage, central heating radiator and UPVC window.

#### Bedroom Two

12'0" x 8'1" (3.679 x 2.465)

Located to the rear elevation of the property having UPVC window and central heating radiator.

#### Bathroom

Fitted with a three piece suite comprising a bath with electric shower over and folding glass screen, WC and wash hand basin, obscured UPVC window and central heating radiator with extraction fan.

#### Exterior

To the front of the property is a shared paved pathway that leads to the front door and to the rear of the property, an area of gravel and an off road parking space. Whilst to the rear of the property is a garden mainly laid to lawn bounded by fencing.

#### Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2893-2080-2609-5815>

EPC Grade C

#### Holding Deposit/Tenant Information

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.

You will lose your Holding Deposit if any of the following occurs:

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 drag your feet during the application process.

#### Bond/Deposit

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

#### General Information

Council Tax Amount -£ 1621 Maximum 2024

EPC Grade – C

Water and Drainage – Mains -Water Meter

Gas and Electric -Mains

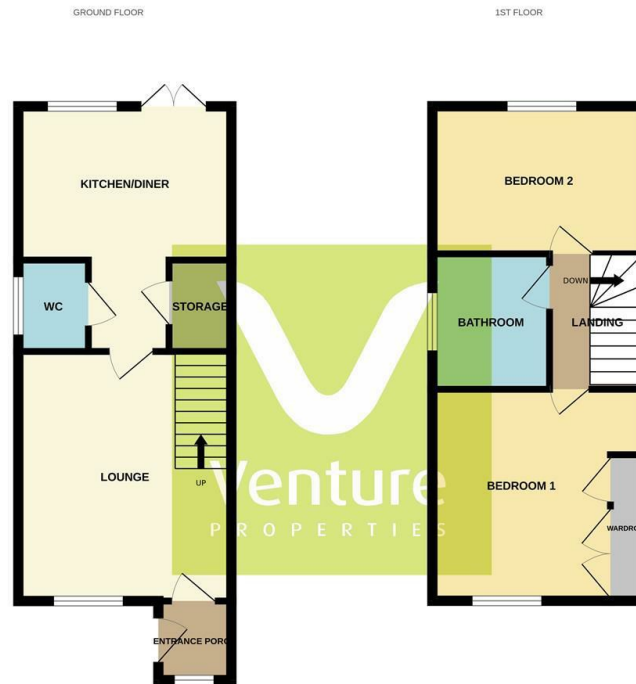
Broadband Available –Ultrafast broadband is available (Highest available download speed: 64-80Mbps / Highest available upload speed 18-20 Mbps)

Mobile Signal Coverage Available – Good

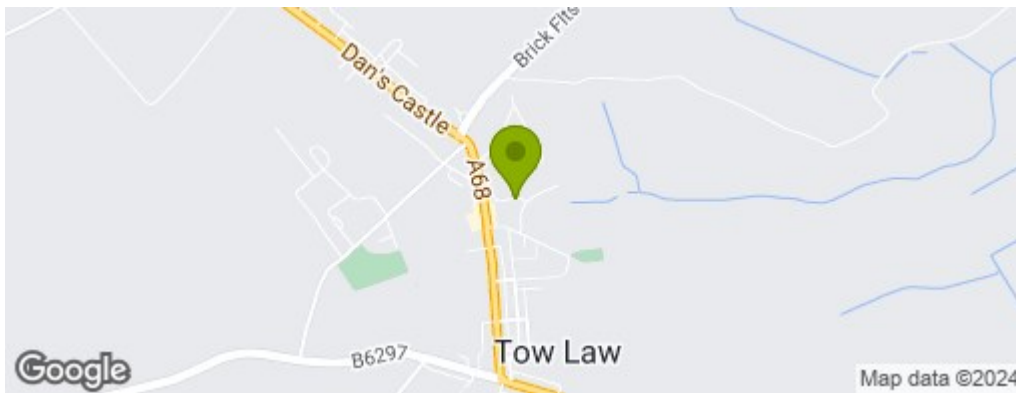
#### DISCLAIMER

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, contents and appliances shown here have been noted and no guarantee as to their quantity or efficiency can be given. Made with Lettopro ©2023



## Property Information

Tenure- freehold

Durham County Council-Council Tax Band A

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