



## The Riggs

Hunwick DL15 0JQ

£650 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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# Reposi

Rent without a deposit

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# The Riggs

## Hunwick DL15 0JQ



- Three Bedroom Mid Link
- UPVC Double Glazed
- Lounge With Fireplace

- Large Garden To Rear
- Gas Central Heating
- Three Double Bedrooms

- EPC Grade B
- Lovely Estate
- Solar Panels To Roof

\*\*\*\*\* No deposit option available to rent this property \*\*\*\*\* Don't miss out on this Spacious, Three Bedroom mid link property. Situated on the edge of the Popular Village of Hunwick, only a couple of miles from Bishop Auckland, Crook and Willington.

This home offers a spacious lounge, Modern Kitchen and bathroom and three bedrooms. There is a good sized Rear Garden that backs onto fields so is not overlooked. View now, you won't be disappointed.

### Ground Floor

#### Entrance Hallway

UPVC entrance door and side panel, central heating radiator, stairs to first floor

#### Kitchen

10'11" x 9'11" (3.33 x 3.02)

With a range of modern wall and base units, with contrasting laminate work surfaces over, stainless steel sink unit with mixer tap, electric cooker point, vinyl flooring, storage cupboard, central heating radiator, UPVC double glazed window, plumbing and space for washing machine, vinyl flooring, breakfast bar

#### Lounge

19'4" x 10'6" (5.89 x 3.20)

Two UPVC double glazed windows, taking in light from both front and rear elevations, two central heating radiators, tv point, stone effect feature fire surround with coal effect gas fire, telephone point.

#### Side Entrance

UPVC entrance door, UPVC double glazed window, vinyl flooring, water supply, storage cupboard, door to kitchen and UPVC rear entrance door

### First Floor

#### Landing

UPVC double glazed window, loft access

#### Bedroom One

13'6" x 10'7" (4.11 x 3.23)

UPVC double glazed window, central heating radiator, two built in storage cupboards, one housing combi boiler

#### Bedroom Two

10'4" x 10'4" (3.15 x 3.15)

UPVC double glazed window, central heating radiator, built in storage cupboard

#### Bedroom Three

9'0" x 7'5" (2.74 x 2.26)

UPVC double glazed window, central heating radiator

#### Bathroom/WC

Fitted with a white suite including panelled bath, hand shower over, wc, wash hand basin, two opaque UPVC double glazed windows, extractor fan, vinyl flooring, central heating radiators, vinyl flooring

#### Garden

There is an open plan lawned area to the front of the property. To the rear is a garden with paved patio area and lawned area. A fenced boundary separates the garden from the fields and countryside beyond

#### Views

#### Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/8106-7221-1430-7496-6906>

#### 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.

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.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

#### 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](http://www.reposit.co.uk/tenants).

#### Bond/Deposit

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

#### General Information

Council Tax Amount Band A -£1621 Maximum 2024

EPC Grade – B

Water and Drainage – Mains

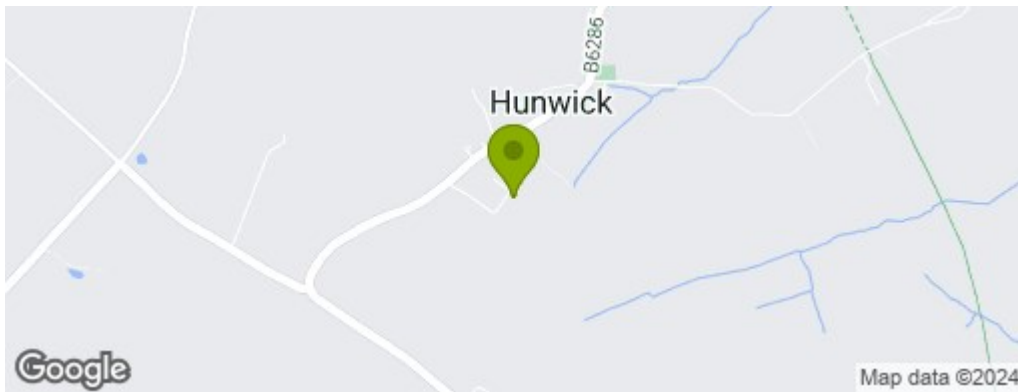
Gas and Electric -Mains

Broadband Available – Super Fast broadband is available (Highest available download speed: 74Mbps / Highest available upload speed 20 Mbps)

Mobile Signal Coverage Available – Good

#### DISCLAIMER

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.



## Property Information

Tenure- freehold

Durham County Council-Council Tax Band A

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