



## Scott Road

Bishop Auckland DL14 6PU

£700 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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# Reposi

Rent without a deposit

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# Scott Road

## Bishop Auckland DL14 6PU



- Two Reception Rooms
- EPC Grade D
- First Floor Bathroom

- Three Bedrooms
- Kitchen
- Gas Central Heating

- Gardens to three sides
- UPVC double glazing
- Popular Location

NO DEPOSIT ALTERNATIVE AVAILABLE. Fully decorated throughout. A good sized THREE bedroom end link property which has GARDENS to the front, rear and side. There is GAS central heating and UPVC double glazing.

The accommodation includes entrance hallway, lounge with fireplace, dining room, fitted kitchen, whilst to the first floor there are three bedrooms, bathroom and separate WC. Neutrally decorated throughout this is a lovely FAMILY HOME.

### Ground Floor

#### Entrance Hallway

Accessed via UPVC entrance door, stairs rise to the first floor, UPVC window and access to under stair storage cupboard.

#### Lounge

10'6" x 13'0" (3,215 x 3,987)

Located to the front elevation of the property having UPVC window and open fire. Central heating radiator.

#### Dining Room

12'3" x 13'0" (3,745 x 3,970)

Having UPVC double glazed French doors, feature fireplace with wooden mantle and a central heating radiator.

#### Kitchen

9'0" x 13'10" max (2,749 x 4,218 max)

Fitted with a range of Grey High Gloss wall and base units, laminated working surfaces over and inset sink unit. UPVC double glazed rear door, two UPVC windows, under stair storage cupboard with ample space for free standing appliances as required. Electric cooker. The gas central heating boiler can be found here.

### First Floor

#### Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation the loft and lightened by a UPVC double glazed window.

#### Bedroom One

13'0" x 11'5" (3,965 x 3,484)

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

#### Bedroom Two

11'4" x 11'5" (3,460 x 3,486)

Located to the rear elevation of the property having UPVC window, central heating radiator and access to a storage cupboard.

#### Bedroom Three

8'0" x 8'4" (2,454 x 2,547)

UPVC double glazed window and central heating radiator.

#### Bathroom

Fitted panelled bath, wash hand basin and separate shower cubicle with shower over. Obscured UPVC window.

#### Separate WC

WC and double glazed window

#### Exterior

To the front of the property there is an enclosed garden mainly laid to lawn, with pathway to the front door and to the side and rear of the property, the area of garden to the side has also been fenced to make a secure area, the rear garden is 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/0249-2895-7399-9623-3811>

EPC Grade D

#### Holding Deposit/ Tenant Info

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.

#### Bond Deposit

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

#### Reposit/rent without 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).

#### General Information

Council Tax Amount -£1621 Maximum 2024

EPC Grade - D

Water and Drainage - Mains

Gas and Electric - Mains Standard Smart Meters

Broadband Available - Ultrafast broadband is available (Highest available download speed: 9000

Mbps / Highest available upload speed 9000 Mbps)

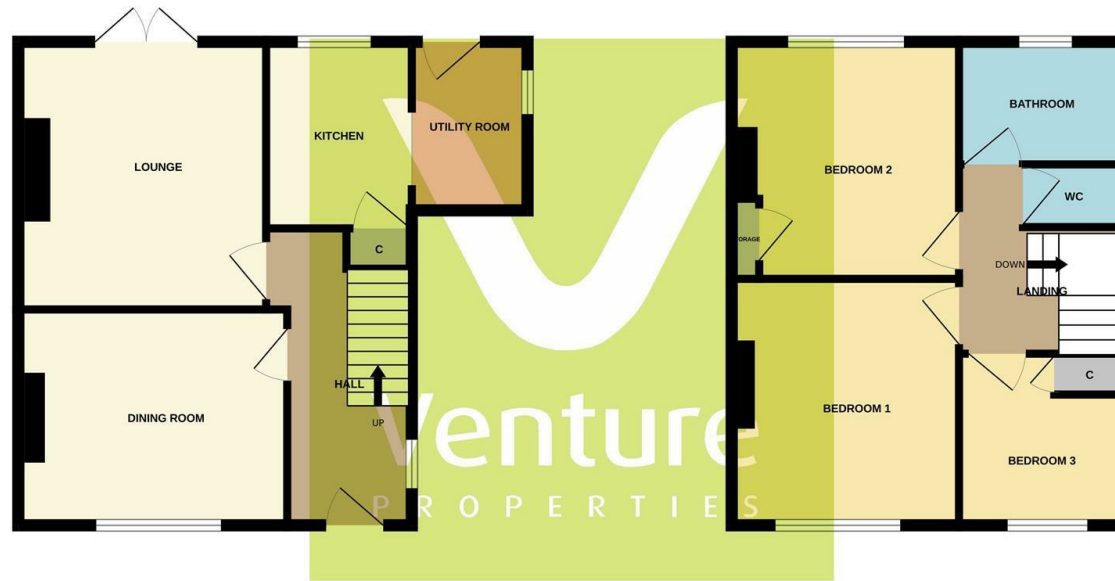
Mobile Signal Coverage Available - Good

DISCLAIMER

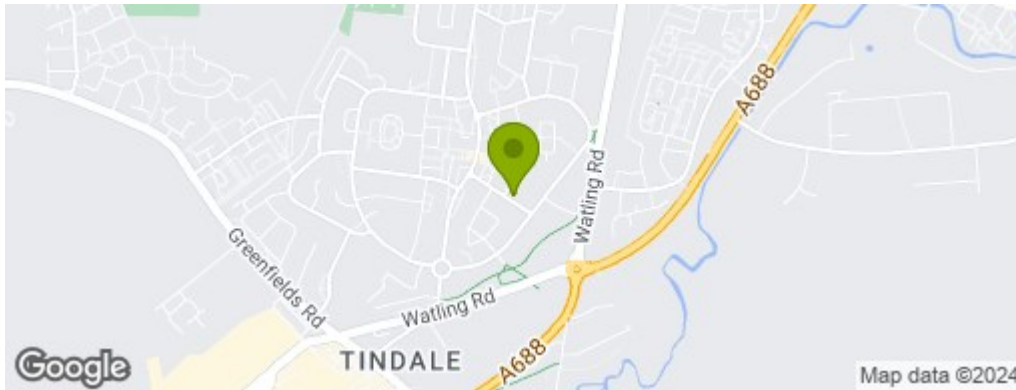
The preceding details have been sourced from the seller, OnTheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities.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

GROUND FLOOR

1ST FLOOR



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Council Tax Band A - Durham County Council  
Tenure - Freehold

01388 741174

5 South Street, Crook, DL15 8NE  
crook@venturepropertiesuk.com