



**Mcmillan Drive**

Crook DL15 9GA

**£1,000 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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# Mcmillan Drive

## Crook DL15 9GA



- Four Bedroom Detached Home
- EPC GRADE C
- Family Sized Home

- Kitchen / Dining Room
- Ground Floor WC
- En Suite Shower Room

- Utility Room
- Garden Room
- Garage & Driveway/Electric Car Charging Point

\*\*\*\* No Deposit option available on this property- Subject to Status \*\*\*\*

An excellent opportunity to rent this lovely Four Bedroom Detached Family Home with Garage and Rear Garden. Accommodation comprises of an entrance hallway, ground floor WC, lounge, Kitchen/Dining Room, Utility room and Garden Room. To the first floor are Four bedrooms, the main bedroom having En Suite Shower room and a separate family Bathroom/wc

To the rear is a paved patio area and steps leading up to a garden laid to lawn.

To the front is a block paved driveway and single integral garage with electric car charging point.

### GROUND FLOOR

#### Entrance Hallway

With laminate flooring, central heating radiator and stairs to first floor.

#### Lounge

12'11" x 12'11" (3,945 x 3,941)

Feature fireplace with timber mantle and inset multi fuel stove, having central heating radiator and uPVC double glazed window to front.

#### Ground Floor WC

Fitted with a white suite including wc, wash hand basin, laminate flooring, central heating radiator and storage cupboard.

#### Kitchen/Dining Room

19'9" x 14'6" (6,041 x 4,431)

Fitted with a good range of wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, integrated electric oven and electric hob with extraction chimney over, ample space for dining table, central heating radiator and uPVC double glazed window to rear.

#### Utility Room

Fitted with wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, plumbing for washing machine, wall mounted gas boiler, chrome heated towel rail and rear entrance door also service door to garage.

#### Garden Room

13'3" x 8'1" (4,042 x 2,480)

Having laminate flooring, central heating radiator and uPVC double glazed patio doors to garden.

### FIRST FLOOR

#### Landing

With white spindle staircase and airing cupboard.

#### Bedroom One

12'11" x 11'8" (3,952 x 3,574)

Having two sets of fitted wardrobes, central heating radiator and uPVC double glazed window to front and side.

#### En Suite Shower Room

Fitted with a double mains shower unit, wc and a wash hand basin set to vanity unit, tiled splash backs and chrome heated towel rail.

#### Bedroom Two

10'6" x 9'11" (3,207 x 3,039)

With double fitted wardrobe, central heating radiator and uPVC double glazed window to rear.

#### Bedroom Three

8'7" x 8'6" (2,638 x 2,602)

With central heating radiator double fitted wardrobe and upvc double glazed window to rear

#### Bedroom Four

9'0" x 6'4" (2,756 x 1,941)

Having central heating radiator and uPVC double glazed window.

#### Bathroom

Fitted with a white bath with mains shower and screen over, wc, wash hand basin set to vanity unit, chrome heated towel rail, tiled walls and flooring.

#### Externally

To the rear is a paved patio area and steps leading up to a garden laid to lawn.

To the front is a block paved driveway and single integral garage

#### 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.

#### 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 Band D -Amount -£ 2431 Maximum 2024

EPC Grade - C

Water and Drainage - Water Meter

Gas and Electric -Mains Standard Meters

Broadband Available - Ultrafast broadband is available (Highest available download speed: 1000

Mbps / Highest available upload speed 220 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.

#### 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/9108-1029-6112-4248-7024>

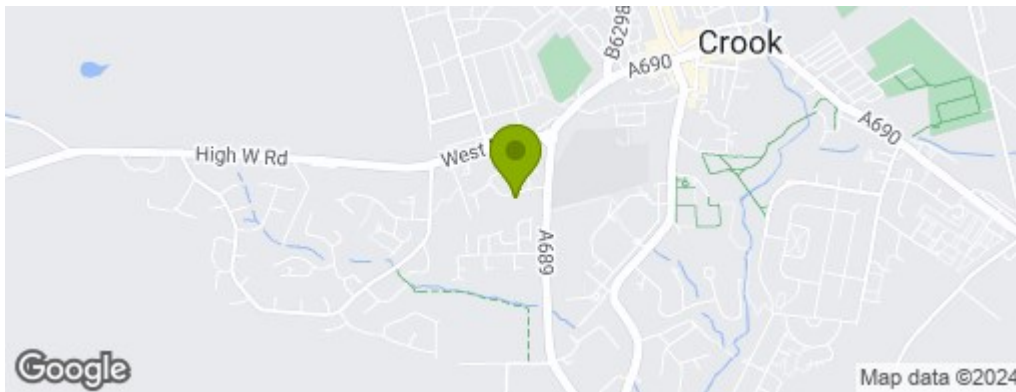
EPC Grade C

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

Tenure- Freehold

Durham County Council-Council Tax Band D

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