



Clement Way

Crook DL15 0GQ

£895 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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Clement Way

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- Three Bedroom
- EPC TBC
- Rear Garden

- Garage & Driveway
- Kitchen Breakfast Room
- Popular Location

- Immaculate Throughout
- En Suite Shower Room
- Detached

Welcome to this stunning three-bedroom detached house located in the popular estate of Clement Way, Willington. This property boasts a beautiful rear garden with a charming summer house, perfect for enjoying the British summer days.

Upon entering, you are greeted by a lovely kitchen and open plan dining room, ideal for hosting family gatherings or entertaining guests. The property features one reception room, three bedrooms, and two bathrooms, providing ample space for comfortable living.

In addition to the inviting interior, this house offers a driveway and an integral garage, ensuring convenient parking for you and your visitors. The detached nature of the property provides a sense of privacy and tranquillity, making it a perfect retreat from the hustle and bustle of everyday life.

Whether you are looking for a family home or a peaceful sanctuary to call your own, this property on Clement Way truly offers the best of both worlds. Don't miss the opportunity to make this house your home sweet home.

Ground Floor

Entrance Porch

A part glazed UPVC door leads into the entrance porch having UPVC window, central heating radiator, cloaks hanging space and grey wood effect laminate flooring.

Lounge

15'09 x 11'00 (4.80m x 3.35m)

The lounge is situated at the front of the property with UPVC window, coved ceiling and central heating radiator. A door leads into the inner hallway.

Inner Hallway

The internal hallway provides access to the ground floor living accommodation, stairs rise to the first floor and a door leading to the WC.

Cloakroom/wc

Fitted with WC and wash hand basin, grey tiled floor, heated towel rail and extractor.

Kitchen/Dining Room

19'05 x 9'06 (5.92m x 2.90m)

A range of high gloss base and wall mounted storage units, electric oven and gas hob with extractor over with stainless steel splash back, stainless steel sink unit with mixer tap and a UPVC window above enjoying views over the rear garden. There is ample space for free standing appliances including dishwasher, refrigerator and freezer plus washing machine. Lovely tiled floor with feature light to the dining room section and two floor to ceiling black radiators. UPVC door leading to the rear.

First Floor

Landing

Spindle balustrade

Bedroom One

13' max x 9'09 (3.96m max x 2.97m)

The master bedroom lies to the rear of the property with feature wall panelling to one wall, UPVC window, central heating radiator and coved ceiling.

En-Suite

Fitted with three piece white suite including WC, wash hand basin and separate shower cubicle with tiled splash back. Frosted UPVC window, heated chrome towel rail with tiled flooring.

Bedroom Two

12'08 x 8'10 (3.86m x 2.69m)

Located to the front elevation with feature wall panelling to one wall. UPVC window to the front elevation and central heating radiator.

Bedroom Three

10'06 x 9 (3.20m x 2.74m)

Again lies to the front of the property, UPVC double glazed window, central heating radiator with loft access.

Bathroom/wc

Fitted with a white suite comprising bath with shower and shower screen over, WC and wash hand basin, tiled splash back, frosted UPVC window and chrome heated towel rail. Coved ceiling and extractor.

Exterior

The enclosed rear garden is split level mainly laid to lawn, vegetable patch, finished with railway sleeper borders and a patio seating area. There is a lovely summer house looking onto the garden, ideal for those summer nights. To the front of the property is a t driveway and part laid to lawn with a paved pathway to the front door. There is Integral single garage with up and over door, power and lighting.

Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/8903-6355-7139-8827-3433>

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.

General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1000 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Likely to be good

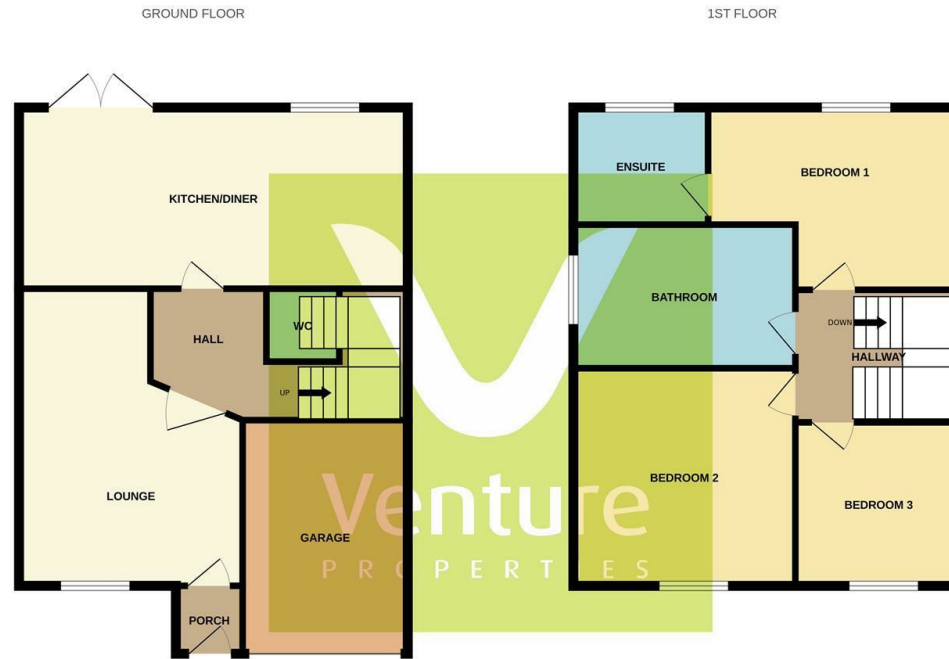
Council Tax: Durham County Council, Band: C Annual price: ££2161 (Maximum 2024)

Energy Performance Certificate Grade C

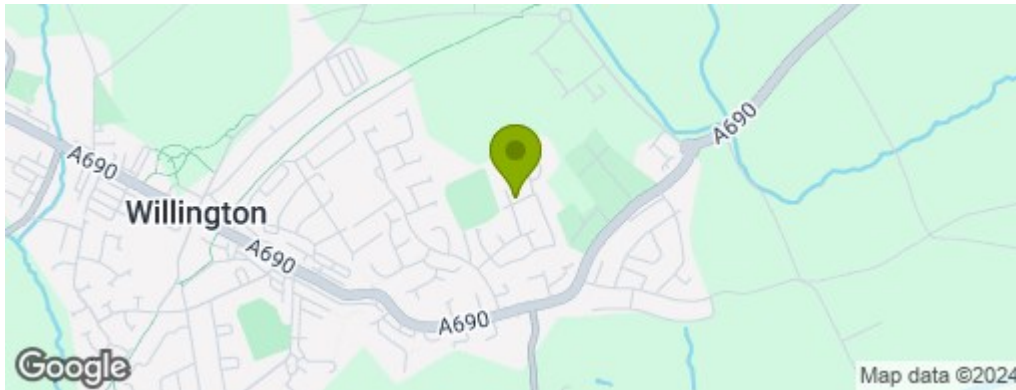
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea

Disclaimer

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Property Information

Council Tax Band C - Durham County Council
Tenure - Freehold

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