



The Riggs

Hunwick DL15 0JQ

£675 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.





Reposi

Rent without a deposit

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The Riggs

Hunwick DL15 0JQ



- Three Bedroom Mid Link
- EPC Grade B
- Lounge With Fireplace

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

- Overlooking Fields To Rear
- Lovely Estate
- Solar Panels To Roof

Nestled in the charming village of Hunwick, The Riggs presents an excellent opportunity for those seeking a delightful mid-terrace house. .

Upon entering, you are welcomed into a spacious reception room, the house features three comfortable bedrooms, providing ample space for families or those wishing to create a home office. The single bathroom is conveniently located, ensuring ease of access for all residents.

The Riggs is ideally situated in a peaceful neighbourhood, offering a sense of community while still being within reach of local amenities. The surrounding area is known for its picturesque countryside, making it an ideal location for nature lovers and those who appreciate a tranquil lifestyle.

Additionally, a no deposit option is available, making this property an attractive choice for prospective tenants.

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.

Bond/Deposit

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

General Information

Council Tax Amount Band A -£1701 Maximum 2025

EPC Grade – B

Water and Drainage – Mains

Gas and Electric -Mains

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

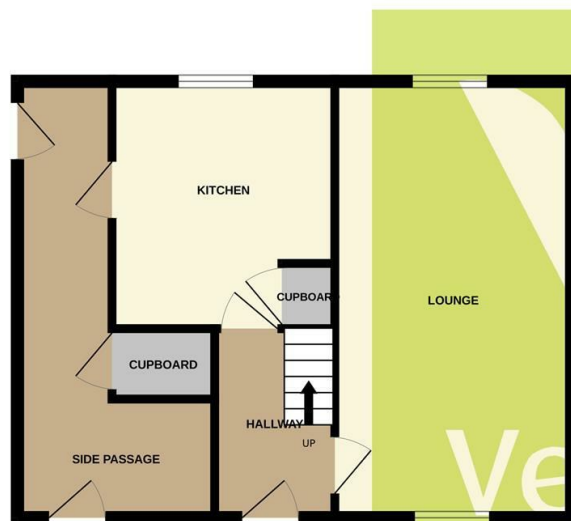
Highest available upload speed 20 Mbps)

Mobile Signal Coverage Available – Good

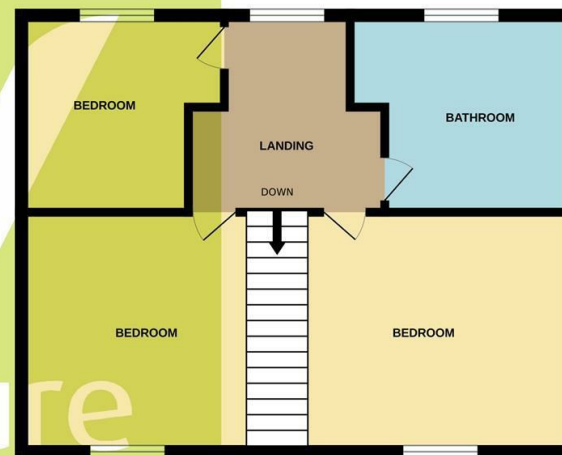
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GROUND FLOOR



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 A

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