



**Meadow Court**

Tow Law DL13 4BF

**£850 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.





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.

# Meadow Court

## Tow Law DL13 4BF



- Spacious Three Bedroom Detached
- EPC Grade C
- Utility Room

- Rear Decked Garden
- En Suite Shower Room
- Desirable Location

- Garage
- Ground Floor WC
- Rare To Market

No Deposit Option Available On This Property - Subject To Terms & Conditions.

Welcome to this charming three-bedroom detached house located in the desirable Meadow Court, Tow Law. Spanning an impressive 1,076 square feet, this lovely home offers a perfect blend of space and comfort, making it an ideal choice for families or those seeking a peaceful retreat.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere. The open plan kitchen and dining room is a standout feature, designed for both functionality and social gatherings. This space is perfect for entertaining guests or enjoying family meals, with ample room for dining and cooking.

The property boasts three well-proportioned bedrooms, providing plenty of space for relaxation and privacy. Additionally, there are two bathrooms, ensuring convenience for all residents and guests alike.

Outside, the house is complemented by beautifully maintained gardens at both the front and rear, offering a delightful outdoor space for gardening, play, or simply enjoying the fresh air. The integral garage adds to the practicality of the home, along with parking for up to three vehicles, making it easy for you and your guests to come and go.

This detached house in Meadow Court is not just a property; it is a place where memories can be made. With its spacious layout and attractive features, it presents a wonderful opportunity for anyone looking to settle in a friendly community. Do not miss the chance to make this delightful house your new home.

### Ground Floor

#### Entrance Lobby

##### Lounge

20'6" x 12'8" (6.251 x 3.883)  
Having two central heating radiators and uPVC bay walk window to front.

##### Kitchen/Dining Room

16'8" x 9'8" (5.098 x 2.963)  
Fitted with a black range of gloss wall and base units having laminate work surfaces over, one and a half bowl sink unit with mixer tap, space for fridge freezer, integrated electric oven and gas hob with extractor hood over, tiled splash backs, to the dining area are french doors leading into the garden and space for dining table.

##### Utility Room

Having plumbing for washing machine, central heating radiator and rear entrance door.

##### Ground Floor WC

Having WC, wash hand basin and central heating radiator.

### First Floor

#### Landing

Having loft hatch and uPVC double glazed window to side.

##### Bedroom One

22'4" x 9'11" (6.812 x 3.042)  
A large room with two central heating radiators, double fitted wardrobe and two uPVC double glazed windows to front.

##### En Suite Shower Room

Fitted with a shower cubicle having mains shower over, wc, wash hand basin and central heating radiator.

##### Bedroom Two

12'9" x 9'7" (3.907 x 2.924)  
Having central heating radiator and uPVC double glazed window to front.

##### Bedroom Three

9'4" x 7'8" (2.862 x 2.342)  
Having central heating radiator and uPVC double glazed window to front.

##### Bathroom/wc

Fitted with a white suite having panelled bath, wc, wash hand basin, tiled splash backs and central heating radiator.

##### Exterior

Immediately to the front of the property there is a lawned garden, as well as a side driveway providing car parking for two vehicles, this then leads to an integral garage with up and over door, power and lighting. A timber gates provides access along the side of the property to an enclosed rear gardens with large decked patio area and storage shed.

##### Energy Performance Certificate

To access the Energy Performance Certificate for this property please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/5000-5400-0122-0071-3103>

##### Holding Deposit/Tenant Information

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 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).

##### Other General Information

General Information  
Tenure: Freehold  
Gas and Electricity: Mains  
Sewerage and water: Mains  
Broadband: Superfast Available Highest available download speed 80 Mbps Highest available upload speed 20 Mbps  
Mobile Signal/coverage: Good Outdoor and Good Indoor  
Council Tax: Durham County Council, Band: C Annual price: £2268 (Maximum 2025)  
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



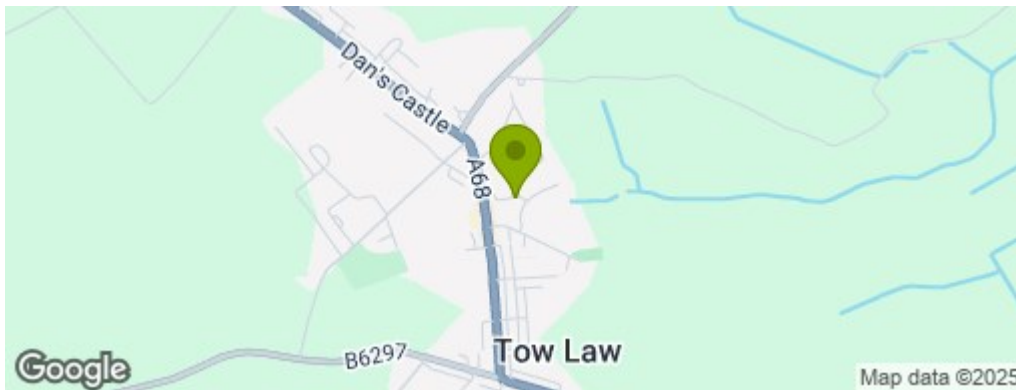
GROUND FLOOR



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.  
Made with Metropix ©2025



## Property Information

**01388 741174**

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