



Campbell Street

Tow Law DL13 4DX

£650 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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- Large Family Home
 - EPC Grade E
 - Gas Central Heating
- Three Bedrooms
 - Two Reception Rooms
 - UPVC Double Glazed
- End Terrace
 - Spacious Accommodation
 - Ground Floor Bathroom

Welcome to Campbell Street, Tow Law - a charming location for this delightful end terrace house! This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make this house a home.

Situated in a peaceful neighbourhood, this property offers a tranquil retreat from the hustle and bustle of everyday life. The 1,249 sq ft of living space provides ample room for all your needs, whether you're looking to host gatherings or simply enjoy your own company.

The bathroom in this house ensures convenience and comfort for you and your family. Imagine unwinding in a warm bath after a long day, feeling completely at ease in your own private sanctuary.

Don't miss out on the opportunity to make this charming house your own. With its ideal location and ample living space, this property is just waiting for you to add your personal touch and turn it into the home of your dreams.

Ground Floor

Entrance

Accessed via a UPVC entrance door. Stairs rise to the first floor and a door into the lounge.

Lounge

15'11" x 15'2" max (4.862 x 4.634 max)
Having UPVC window, under stair storage cupboard, decorative beamed ceiling and central heating radiator

Dining Room

16'0" x 15'0" (4.879 x 4.587)
Having UPVC window, access to a useful storage cupboard, gas fire, decorative beamed ceiling and central heating radiator. The back boiler is located here behind the fire.

Kitchen

4'8" x 15'4" (1.436 x 4.679)
Fitted with white base and wall units with laminate work surfaces over and tiled splash backs. One and half bowl sink unit with UPVC window above, ample space for free standing appliances. Central heating radiator

Porch/Utility

Having UPVC window and door, larder unit and space for fridge freezer.

Bathroom/WC

Fitted with a three piece suite comprising bath, WC and wash hand basin. Two obscured UPVC windows, dado rail and under counter soave and plumbing for a tumble dryer and washing machine. Central heating radiator.

First Floor

Bedroom One

12'0" x 9'11" plus wardrobes (3.681 x 3.037 plus wardrobes)
Having UPVC window, central heating radiator and useful over stair cupboard which is currently used as a dressing area, you can gain access to the loft from here.

Bedroom Two

12'0" x 10'5" (3.683 x 3.180)
Having UPVC window and central heating radiator.

Bedroom Three

5'5" x 15'0" (1.667 x 4.590)
Having UPVC window and central heating radiator. There is also another loft access

Exterior

We understand to the rear of the property is a shared yard with access to a useful outdoor store, more information can be obtained from branch.

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/0800-1240-0122-2203-3443>

EPC Grade E

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 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.

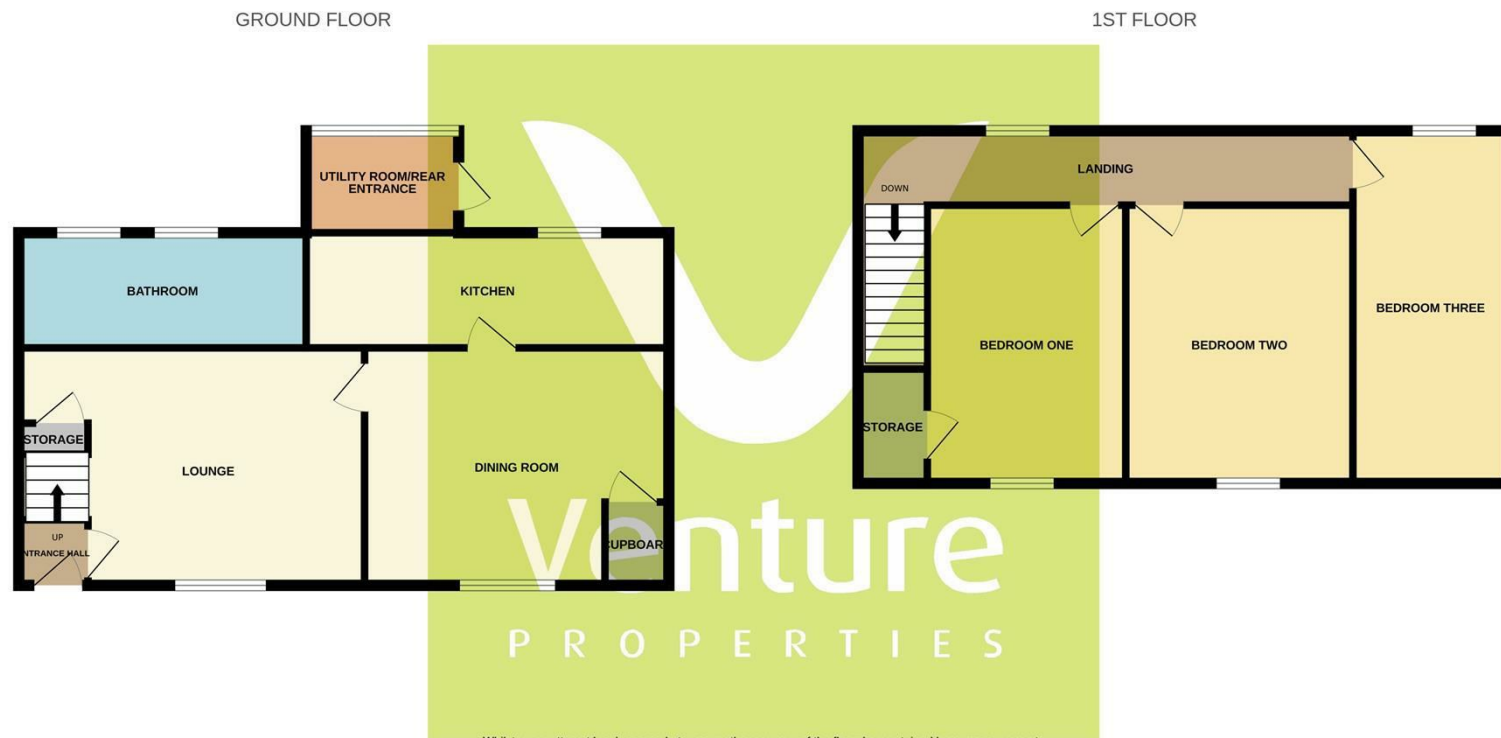
Further information is available at www.reposit.co.uk/tenants.

Other General Information

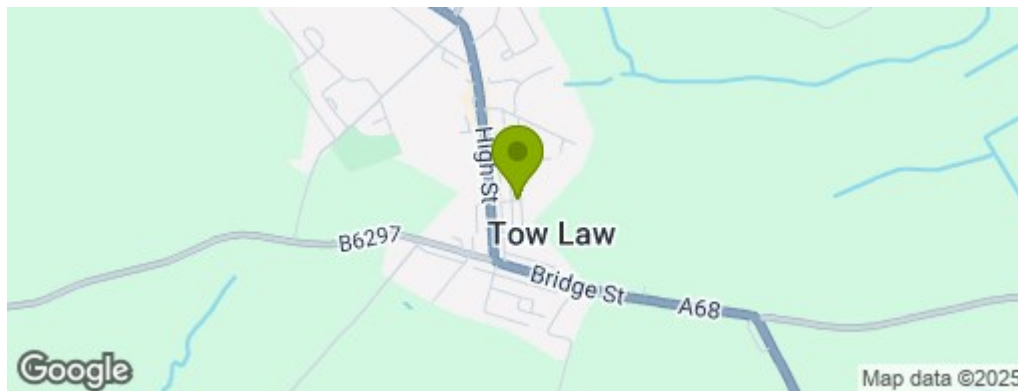
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Superfast Available Highest available download speed 80 Mbps Highest available upload speed 20 Mbps
Mobile Signal/coverage: Likely to be good
Council Tax: Durham County Council, Band: A Annual price: £ 1,605.44 (Maximum 2024)
Energy Performance Certificate Grade E
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea

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.



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

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