



Wells Close

Darlington DL1 2XB

£775 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.

Wells Close

Darlington DL1 2XB



- Semi Detached
- Gardens To Front & Rear
- Close To Amenities

- Two Bedrooms
- Must Be Viewed

- Council Tax Band B
- Haughton Grange Development

This immaculately presented modern two bedroom semi-detached property is situated within a small cul de sac on the popular Haughton Grange Development and lies within easy reach of many amenities in Haughton Village, local retail parks and major road links to both A1 North and South and A66 (Teesside).

In brief the accommodation comprises: entrance hall, open plan lounge/kitchen/diner. Two bedrooms and a bathroom to the first floor. There are well maintained gardens to the front and rear. There is a driveway to the front leading to the large garage.

Early viewing comes highly recommended.

Entrance Porch

Lounge Area

12 x 11'5 (3.66m x 3.48m)

Kitchen

12 x 10'10 (3.66m x 3.30m)

First Floor

Bedroom 1

12 x 8'10 (3.66m x 2.69m)

Bedroom 2

8'10 x 8'5 (2.69m x 2.57m)

Bathroom

Externally

Council Tax

Band B

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.

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 fail to take steps to enter into the tenancy by

taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.*

*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

Deposit (Bond)

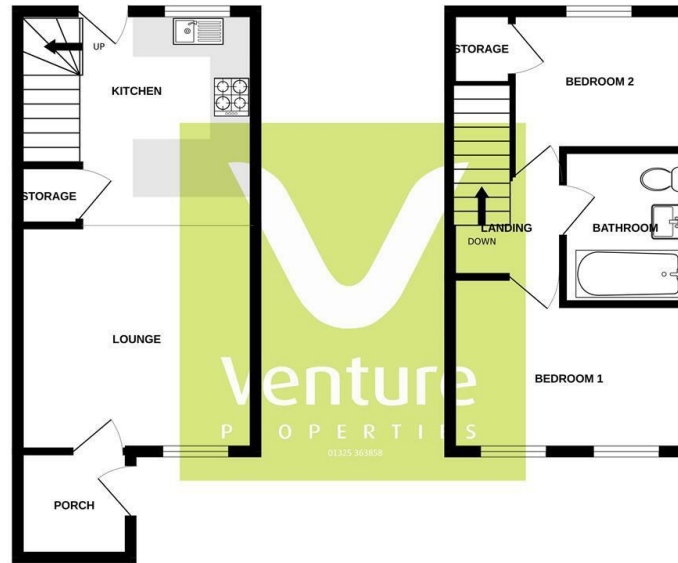
The deposit (bond) amount is equivalent to 5 weeks' rent.

Venture Properties

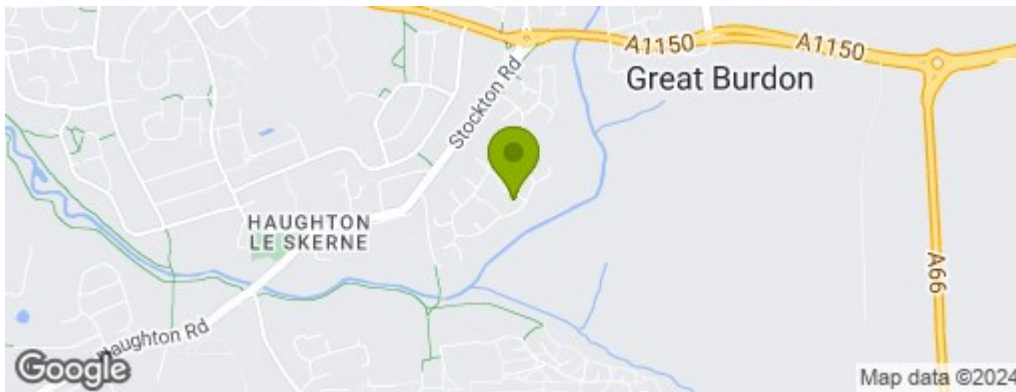
We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you during the duration of your tenancy. The staff will be located in our Darlington office and not in a call centre out of town, which you will get with some other agents.

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, 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 floorplan 02023



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