



## The Orlands

Newton Aycliffe DL5 6LW

£750 Per Calendar Month





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# The Orlands

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- 2 Bedrooms
- Fully Refurbished
- Courtyard to Rear

- Cottage
- Brand New Kitchen & Bathroom
- Easy Access to A1(M) and A167

- Village Location
- Parking to Front

Rarely available, a two bedroom, fully refurbished cottage in the sought after village of Aycliffe Village. The property is stunning throughout with brand new decor, carpets, kitchen and bathroom. Externally, there is parking to the front and a courtyard to the rear.

Enjoy quiet village life while at the same time being within easy reach of the A1(M) and A167 North & South.

Early viewing is essential to avoid missing out.

## Living Room

15'7" x 12'11" (4.766 x 3.946)

## Kitchen/Diner

15'6" x 12'5" (4.739 x 3.800)

## First Floor

### Bedroom One

12'1" x 10'11" (3.685 x 3.334)

### Bedroom Two

15'6" x 7'11" (4.734 x 2.432)

## Bathroom

8'11" x 6'3" (2.727 x 1.920)

## Externally

## Council Tax

Band C

## 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 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)

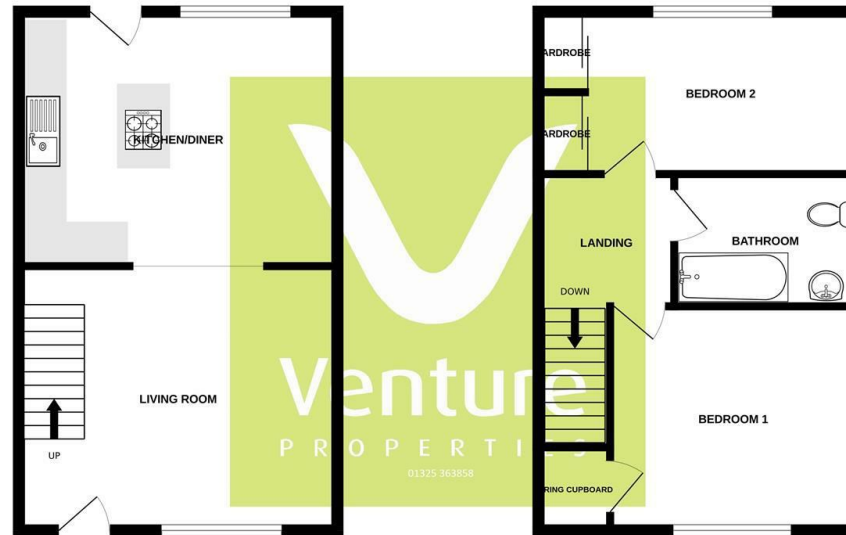
The deposit (bond) amount is equivalent to 5 weeks' rent.

## Venture Properties

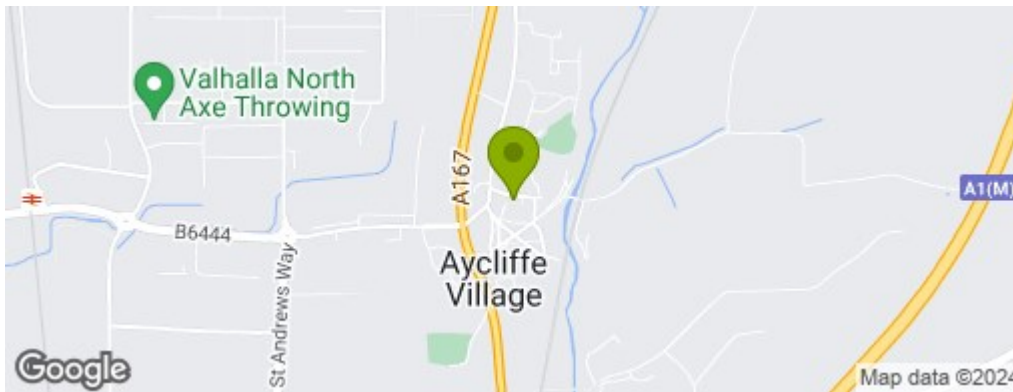
We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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

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