



**Zetland Street**

Darlington DL3 0NG

**£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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Zetland Street

## Darlington DL3 ONG



- Three Bedrooms
- Two Reception Rooms
- New Bathroom

- Terraced
- Close To Local Amenities
- Toilet Upstairs

- North Road
- Close To Schools
- Council Tax Band A

A three bedroom terraced property situated in the North Road area of Darlington. The property comes to the market unfurnished and has undergone a number of home improvements including new bathroom and new decoration throughout. The property is close to local amenities as well as schools and is also close to the A1 and A66. The property in brief: Entrance Vestibule, Living Room, Dining Room, Kitchen, Toilet upstairs, Three Bedrooms, Bathroom, Forecourt to front and Enclosed Yard to the rear. Early viewing is highly recommended.

Council Tax Band A.

### Entrance Vestibule

### Living Room

15'5" x 13'6" (4.701 x 4.140)

### Dining Room

15'5" x 9'5" (4.705 x 2.882)

### Kitchen

11'10" x 7'10" (3.617 x 2.392)

### Inner Hall

### W/C

### First Floor

### Bedroom One

12'8" x 9'3" (3.884 x 2.828)

### Bedroom Two

10'5" x 9'4" (3.188 x 2.868)

### Bedroom Three

7'10" x 7'3" (2.404 x 2.217)

### Bathroom

6'4" x 5'8" (1.931 x 1.743)

### Externally

### Council Tax

Band A.

### 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.

### Reposit - Rent Without A Deposit

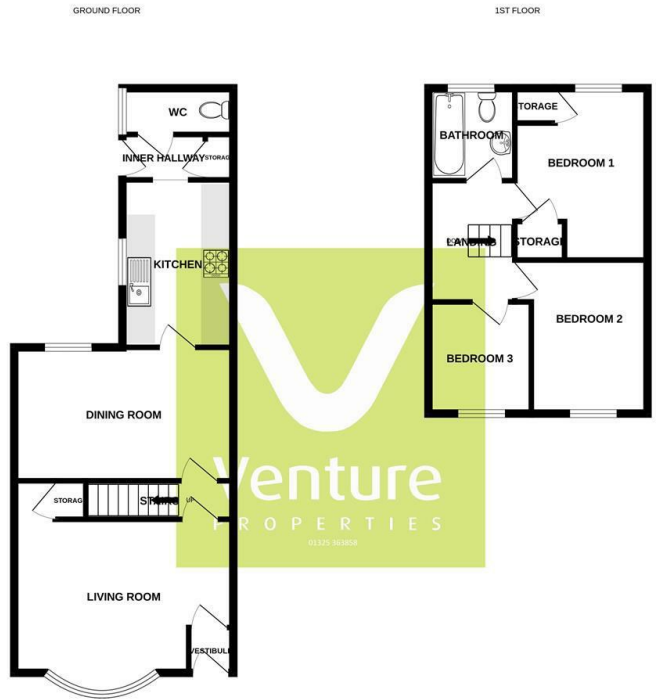
This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 5 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

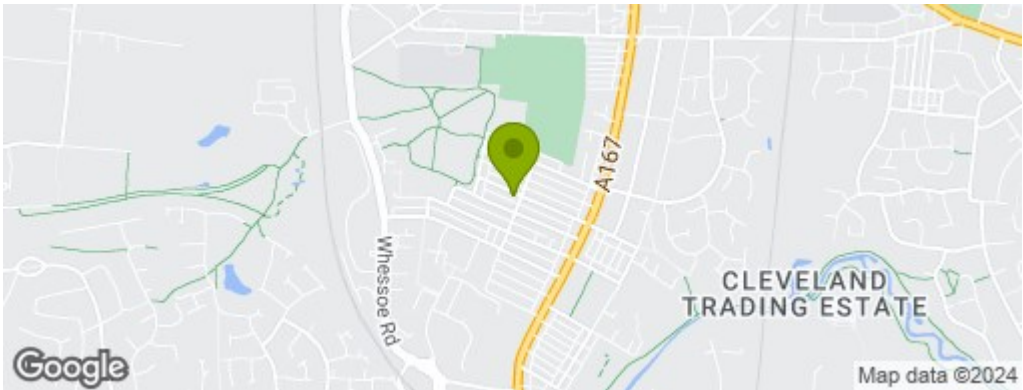
Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

### 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.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, quantity surveyor and other professionals have not been asked and no guarantee as to their quality or efficiency can be given. Made with Merge3D 2024



### Property Information