



Derwent Street

Darlington DL3 6AU

£595 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.

Derwent Street

Darlington DL3 6AU



- Two Bedroom
- Must Be Seen
- Unfurnished

- Mid Terrace
- Denes Location

- Blinds To Be Included
- EPC Grade

This two bedroom mid terrace home located in the Denes benefits from double glazed and gas central heated.

In brief the accommodation comprises of Entrance Vestibule, Lounge, Dining Kitchen, Lobby, Downstairs Bathroom/W.c. First Floor Two Bedrooms, Outside Enclosed Yard.

Entrance Vestibule

With double glazed front door, and door leading into:

Lounge

13'1" x 12'9" (4 x 3.9)

Situated to the front with double glazed window, feature fireplace, gas central heating radiator and store cupboard.

Dining Kitchen

12'9" x 7'10" (3.9 x 2.4)

Situated to the rear with a newly fitted range of wall, floor and drawer units with contrasting worksurfaces, integrated oven and hob with overhead extractor. Double glazed window and under-stairs storage cupboard.

Lobby

With rear back door.

Bathroom/W,C

With a modern suite comprising panelled bath with overhead shower, pedestal wash hand basin and low level w.c.

First Floor

Bedroom 1

12'9" x 13'1" (3.9 x 4)

Situated to the front with double glazed window and gas central heating radiator.

Bedroom 2

3.9 x 2.4

Situated to the rear with double glazed window, gas central heating radiator and store cupboard.

Outside

The home has an enclosed yard to rear.

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.*

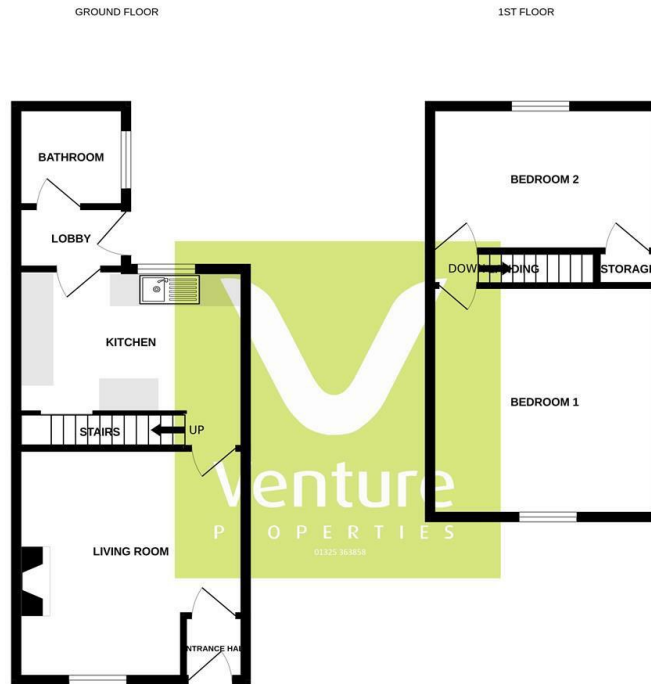
*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

Deposit (bond)

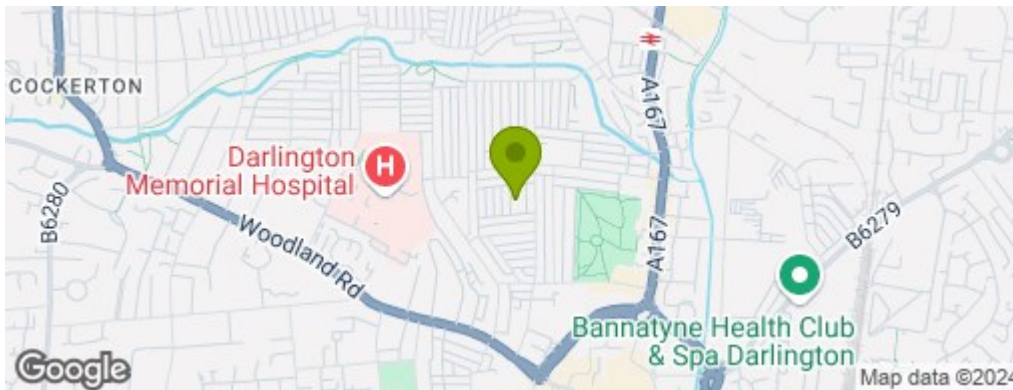
The deposit (bond) amount is equivalent to 5 weeks' rent.

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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, specifications and quantities are shown here for each listed and no guarantee as to their availability or efficiency can be given.
 Made with Metrage ©2024



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
 enquiries@venturepropertiesuk.com