



## The Headlands

Darlington DL3 8RP

£1,100 Per Calendar Month





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# The Headlands

Darlington DL3 8RP



- Four Bedrooms
- Viewing Recommended
- Balcony off Lounge

- Close to Excellent Schools
- Generous Living Space
- EPC Rating C

- Sought after Mowden Area
- Two Bathrooms

A four bedroom townhouse situated in the popular Mowden area of Darlington. The property comes to the market unfurnished and benefits from large living area with balcony, dining room, four bedrooms, kitchen/breakfast room, bathroom, double garage, reception room on the ground floor, another bathroom on the ground floor, garden to the rear and off street parking for multiple vehicles. The property is close to Mowden shops, as well as primary and secondary schools, and also sixth form colleges. Early viewing is highly recommended.

Council Tax Band D.

## Entrance Hall

### Downstairs Bathroom

9'10" x 6'7" (3.00 x 2.01)

### Reception Room

13'9" x 9'1" (4.21 x 2.79)

### Double Garage

16'0" x 15'2" (4.90 x 4.64)

## First Floor

### Living Room

21'9" x 13'1" (6.65 x 3.99)

### Dining Room

12'0" x 9'10" (3.66 x 3.00)

### Kitchen/Breakfast Room

16'2" x 9'10" (4.95 x 3.00)

## Second Floor

### Bedroom One

13'3" x 13'1" (4.05 x 3.99)

### Bedroom Two

10'11" x 9'10" (3.35 x 3.00)

### Bedroom Three

13'1" x 8'5" (3.99 x 2.59)

### Bedroom Four

10'9" x 8'7" (3.30 x 2.64)

### Bathroom

9'6" x 5'6" (2.90 x 1.70)

## Externally

### Council Tax

Band D.

### 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.

### 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 (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.

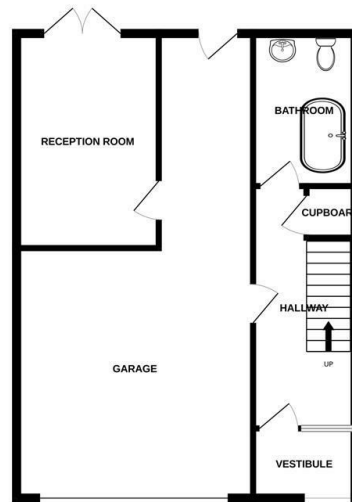
There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

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.

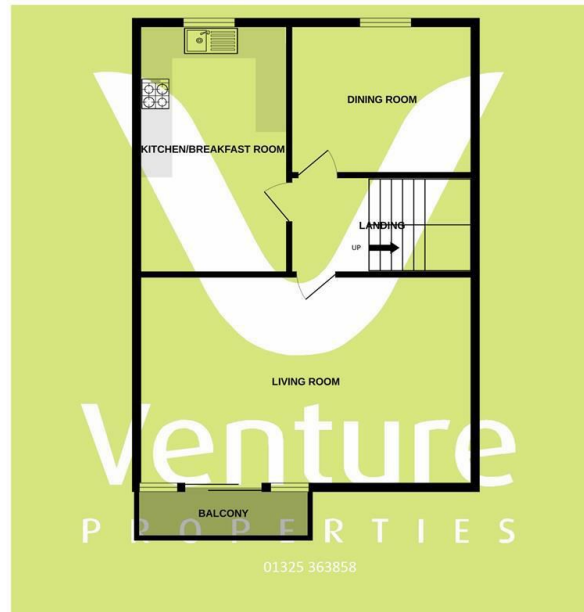
Further information is available at [www.reposit.co.uk/tenants](http://www.reposit.co.uk/tenants).

[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)

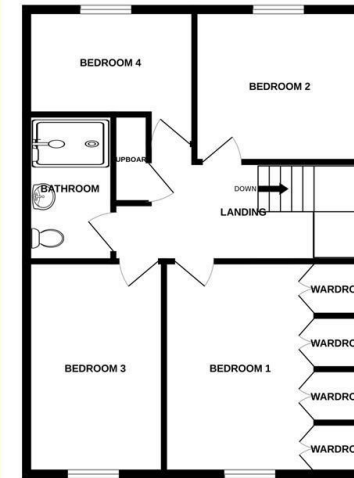
GROUND FLOOR



1ST FLOOR

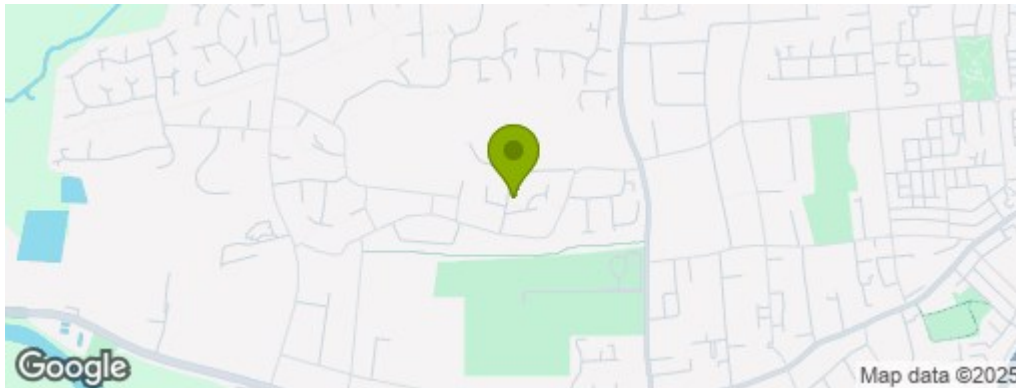


2ND FLOOR



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

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