



Amiens Close

Darlington DL3 0UL

£725 Per Calendar Month



Venture
PROPERTIES



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Amiens Close

Darlington DL3 0UL



- Two Bedrooms
- Off Street Parking
- Sought after location

- Semi-Detached Property
- West Park Location
- Quiet cut de sac

- Close To Amenities
- EPC Rating D

This well presented two bedroom semi detached property is located in the Cockerton area of Darlington close to many amenities including shops and schools in both Cockerton Village and the West Park Development. It is situated in a quiet location.

The property benefits from gas central heating, upvc double glazing, a fitted kitchen/diner, bathroom and two bedrooms. Externally there are well maintained gardens to the front and rear with off street parking and enclosed garage to side of property. Please note, there is no access for a car in the garage.

Porch

Composite door to front.

Lounge

15'10 x 11'10 (4.83m x 3.61m)

Upvc double glazed window to front, staircase to first floor landing, multi fuel burner and radiator.

Kitchen

11'9 x 8'9 (3.58m x 2.67m)

Upvc double glazed window to rear, wall, base and drawer units and sink unit with mixer tap. There is space for a washing machine and fridge freezer, integrated microwave and electric hob and oven. Upvc door to rear.

First Floor Landing

Access to fully boarded loft via drop down ladder, also with lighting.

Bedroom One

11'10 x 8'9 (3.61m x 2.67m)

Upvc double glazed window to rear and radiator.

Bedroom Two

11'10 x 7'6 (3.61m x 2.29m)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to side, bath with shower over and screen. W.c, wash hand basin and heated towel rail.

Garage

Externally

To the front is off street parking.

To the rear is mainly laid to lawn with patio area.

Council Tax

Band A

Deposit (bond)

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

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.

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.

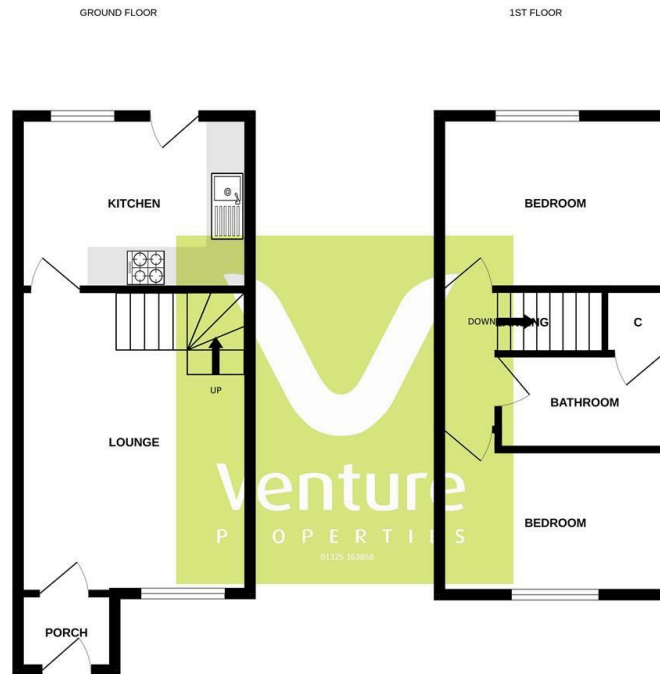
There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

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.

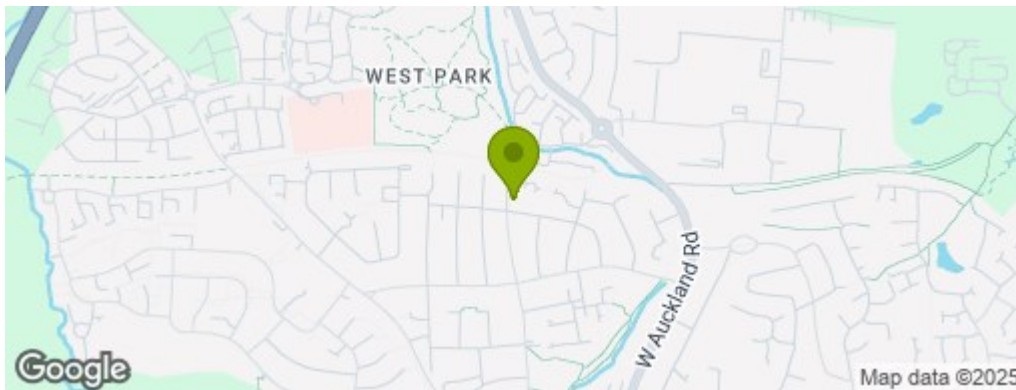
Further information is available at www.reposit.co.uk/tenants.

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 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 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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