



**Clowbeck Court**

Darlington DL3 0BB

**£850 Per Calendar Month**







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# Clowbeck Court

Darlington DL3 0BB



- 2 double bedrooms
- Close to amenities
- Easy access to A1(M) North & South

- Stunning throughout
- EPC rating C
- Beautiful kitchen/breakfast room

- Sought after High Grange estate
- Council Tax Band B
- Garden

An extremely rare opportunity to rent this stunning, two bedroom mid-link property on the sought after High Grange estate on the outskirts of Darlington, close to amenities and with easy access to the A1(M) North & South.

The property enjoys modern decor throughout with beautiful kitchen/breakfast room, as well as two double bedrooms and garden to the rear.

Council Tax Band B

## Entrance Hall

## Lounge

17'03 x 12'07 (5.26m x 3.84m)

## Kitchen/Breakfast Room

8'08 x 12'08 (2.64m x 3.86m)

## First Floor Landing

## Bedroom One

12'10 x 9'04 (3.91m x 2.84m)

## Bedroom Two

12'08 x 8'08 (3.86m x 2.64m)

## Bathroom

## Externally

## Council Tax

Band B

## 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)

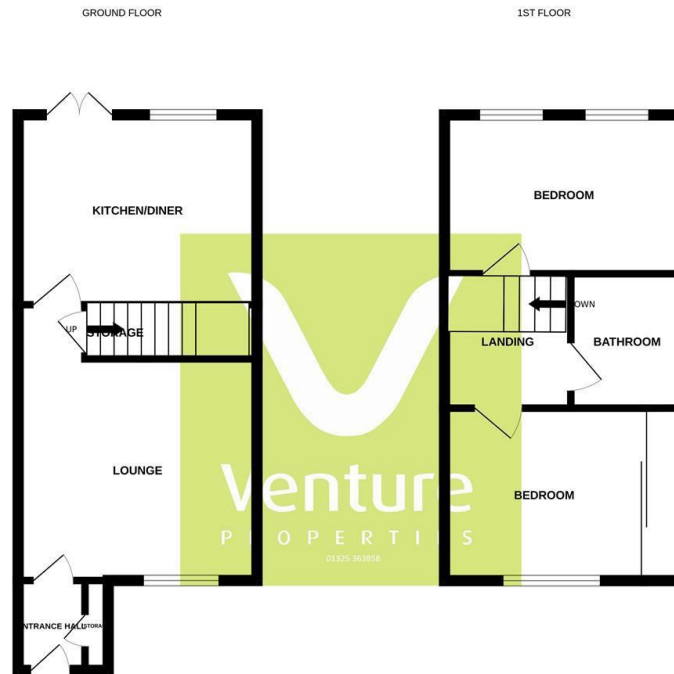
The deposit (bond) amount is equivalent to 5 weeks' rent.

## Venture Properties

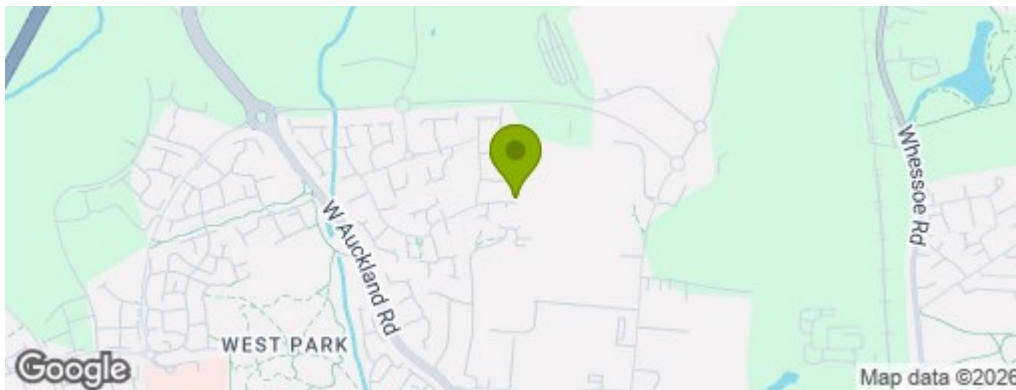
We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you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

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





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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 for any prospective purchase. 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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