



**Birch Way**

Newton Aycliffe DL5 7BH

**£995 Per Calendar Month**







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# Birch Way

Newton Aycliffe DL5 7BH



- 3 bedroom semi-detached
- Stunning throughout
- EPC Rating B

- En-suite off main bedroom
- Garage & Gardens
- Early viewing essential

- Downstairs WC
- Parking

A stunning, three bedroom, semi-detached property on the outskirts of Newton Aycliffe, which enjoys parking, garage and gardens.

On the ground floor is an entrance hallway, lounge, kitchen/diner, downstairs WC and integral garage.

The first floor has two double bedrooms and a generous single for the third bedroom, currently used as a dressing room. Adjoining the main bedroom is an en-suite bathroom and built-in wardrobes. There is also a separate family bathroom on this floor.

Boasting a B rating for its EPC, this home is energy-efficient to help tenants keep their bills down as much as possible.

Early viewing is essential to avoid disappointment.

## Entrance Hallway

### Lounge

15'6" x 10'4" (4.726 x 3.166)

### Kitchen/Diner

19'0" x 6'10" (5.797 x 2.1)

## Downstairs WC

## Hallway

## Garage

## First Floor Landing

### Bedroom 1

16'11" x 8'11" (5.175 x 2.742)

### En-suite

### Bedroom 2

10'9" x 8'6" (3.287 x 2.602)

### Bedroom 3

9'11" x 7'0" (3.034 x 2.153)

## Family Bathroom

## Externally

### Council Tax

Band C

### 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](http://www.reposit.co.uk/tenants).

### Deposit (bond)

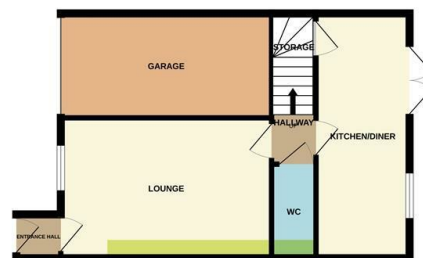
The deposit (bond) amount is equivalent to 5 weeks' rent.

## 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)

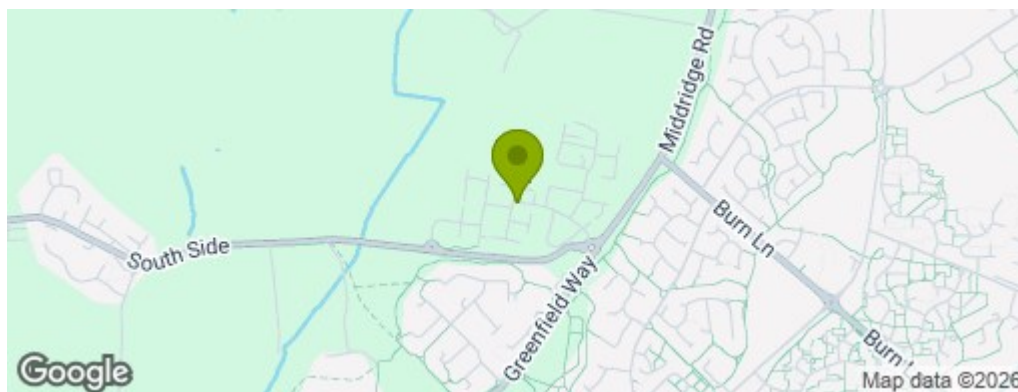
# GROUND FLOOR



# 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts 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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