



Waltons Terrace

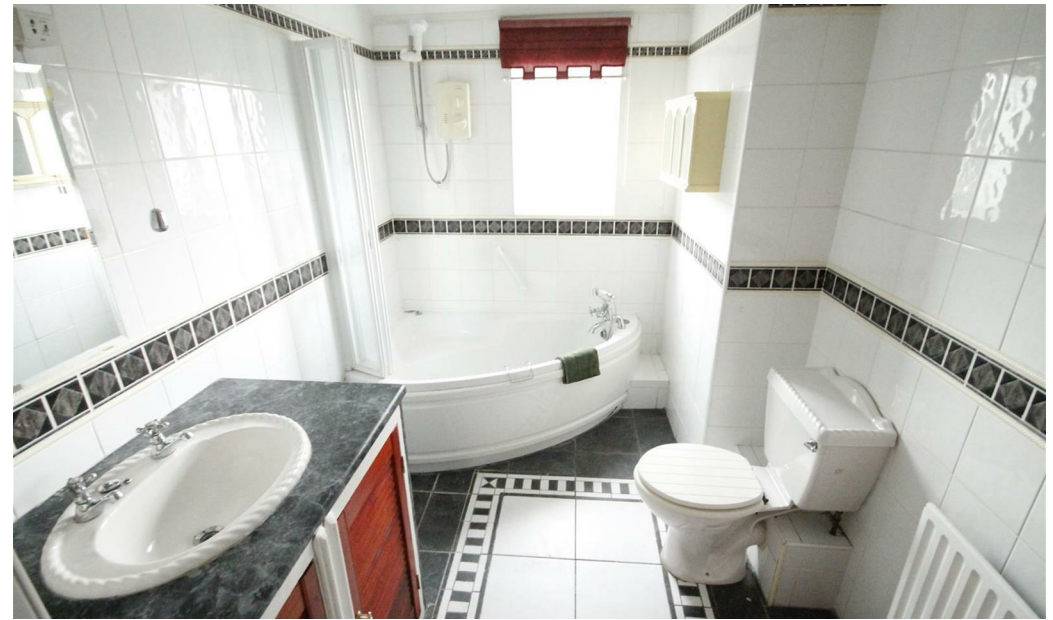
New Brancepeth DH7 7ER

£550 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Waltons Terrace

New Brancepeth DH7 7ER



- Available immediately
- EPC RATING D
- Combi gas central heating

- Lovely outlook over fields to the front
- Two bedrooms
- Village location only 4 miles from Durham City centre

- Modern refitted kitchen with appliances
- Loft space
- Unfurnished

NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY

Available immediately on an unfurnished basis, Venture Properties are delighted to offer for rent this two bedroom terraced property with loft space which enjoys a lovely outlook over fields to the front.

With accommodation comprising of an entrance vestibule, living room with feature fireplace and modern refitted open plan kitchen/diner. To the first floor are two bedrooms, access to a loft space and bathroom with three piece suite. Externally there is a patio garden to the front and enclosed rear yard.

Waltons Terrace is located within walking distance to village amenities including a primary school and is approximately 4 miles from Durham City, served by a regular public transport service.

GROUND FLOOR

Entrance Vestibule

Entered via UPVC double glazed door. Having laminate flooring and internal door to the living room.

Living Room

14'5" x 11'10" (4.41 x 3.61)

Spacious living room with a UPVC double glazed window to the front, a feature fireplace housing a gas fire, coving, telephone point and radiator.

Kitchen/Diner

14'5" x 11'10" (4.41 x 3.61)

Refitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with tap, a built in stainless steel double oven and gas hob with stainless steel extractor over, a fridge/freezer and dishwasher. Further features include two UPVC double glazed windows to the rear, tiled splashbacks and flooring, coving, radiator, a cupboard housing the combi gas central heating boiler and a UPVC door to the rear yard.

Further Kitchen/Diner Image

FIRST FLOOR

Landing

With radiator and access to the loft room.

Bedroom One

14'5" x 10'2" (4.40 x 3.11)

Generous double bedroom with a UPVC double glazed window to the front, coving and radiator.

Bedroom Two

8'8" x 7'5" (2.65 x 2.27)

With a UPVC double glazed window to the rear, coving and radiator.

Loft Space

Accessed via retractable ladders. Fully boarded with a Velux window.

Bathroom/WC

11'11" x 6'8" (3.65 x 2.05)

Fitted with a white suite comprising of a corner panelled bath with electric shower over, WC and hand wash basin inset to a vanity unit. Having tiled walls and flooring, radiator, storage cupboard and UPVC double glazed opaque window to the rear.

EXTERNAL

To the front of the property is a low maintenance forecourt garden, whilst to the rear is a an enclosed yard with brick built shed.

Tenant Information

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 drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.

Reposit - Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

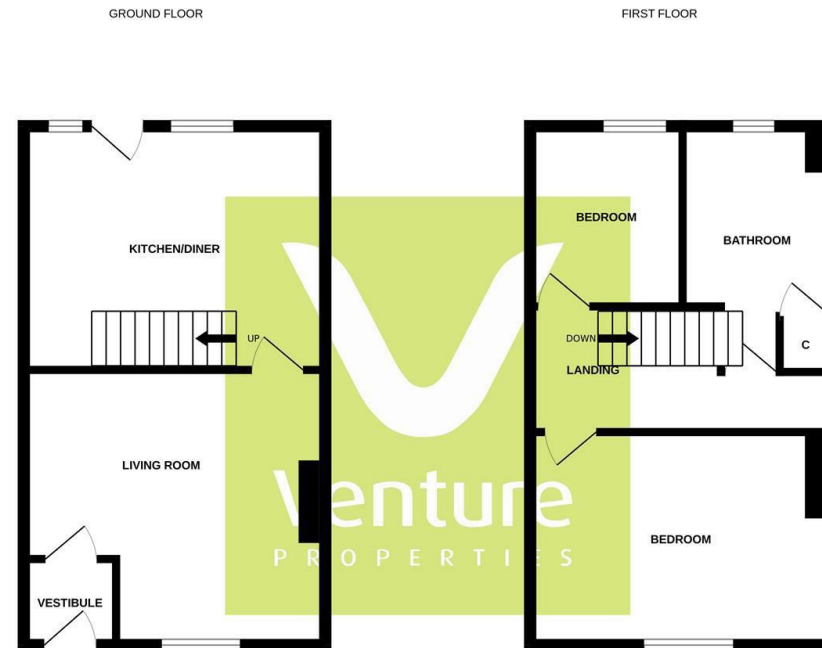
Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 4 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

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.

This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

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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

EPC RATING - D COUNCIL TAX BAND - A UNFURNISHED

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