



## Fairfalls Terrace

New Brancepeth DH7 7HB

£750 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Fairfalls Terrace

## New Brancepeth DH7 7HB



- Available immediately on an unfurnished basis
- EPC RATING - C
- New floorings throughout

- Newly refurbished
- Stylish newly fitted bathroom
- Three good sized bedrooms

- Contemporary newly fitted kitchen
- Modern neutral decor
- Rarely available location with a woodland outlook

Available immediately on an unfurnished basis, this newly refurbished property with three good sized bedrooms and two reception rooms, is located in a rarely available village location, approximately 4 miles from Durham City.

With modern neutral decor and newly laid floorings throughout, the deceptively spacious floor plan comprises of an entrance hall, living room with bow window, large dining room and contemporary newly fitted kitchen. To the first floor there are three well proportioned bedrooms and a stylish newly fitted bathroom. Externally the property enjoys a woodland outlook to the front and a yard to the rear with double gates providing off street parking.

New Brancepeth has a selection of local amenities including a primary school, as well as good road and public transport links.

### GROUND FLOOR

#### Hall

Entered via UPVC double glazed door. With stairs leading to the first floor and radiator.

#### Living Room

13'3" x 10'11" (4.05 x 3.33)

Having a UPVC double glazed bow window to the front and radiator.

#### Dining Room

13'6" x 13'4" (4.13 x 4.07)

Spacious reception room with a UPVC double glazed window to the rear, understairs storage cupboard and radiator.

#### Kitchen

14'0" x 7'1" (4.27 x 2.18)

Newly fitted with a contemporary range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, stainless oven and hob with extractor over, plumbing for a washing machine and fridge/freezer space. Further features include a UPVC double glazed window to the side, UPVC double glazed external door and tiled splashbacks.

### FIRST FLOOR

#### Landing

#### Bedroom One

15'6" x 7'10" ext to 10'4" (4.74 x 2.40 ext to 3.15)

Generous bedroom comprising of a UPVC double glazed window to the front and radiator.

#### Bedroom Two

9'1" x 8'11" (2.77 x 2.73)

Double bedroom with a UPVC double glazed window to the rear, radiator and cupboard housing the combi gas central heating boiler.

#### Bedroom Three

10'11" x 8'6" (3.34 x 2.61)

Further double bedroom with a UPVC double glazed window to the front and radiator.

#### Bathroom/WC

14'0" x 7'3" (4.27 x 2.21)

Luxurious newly fitted bathroom comprising of a modern

freestanding bath, walk-in cubicle with mains fed shower, hand wash basin inset to a vanity unit and WC. Having tiled splashbacks and flooring, heated towel rail and UPVC double glazed opaque window to the side.

### EXTERNAL

To the rear of the property is an enclosed yard with double gates providing access for off street parking.

### 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:

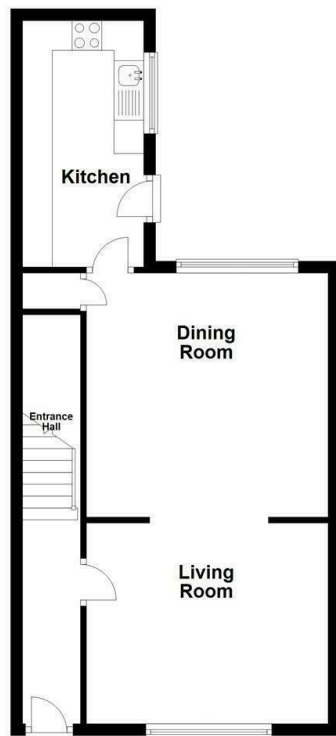
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

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

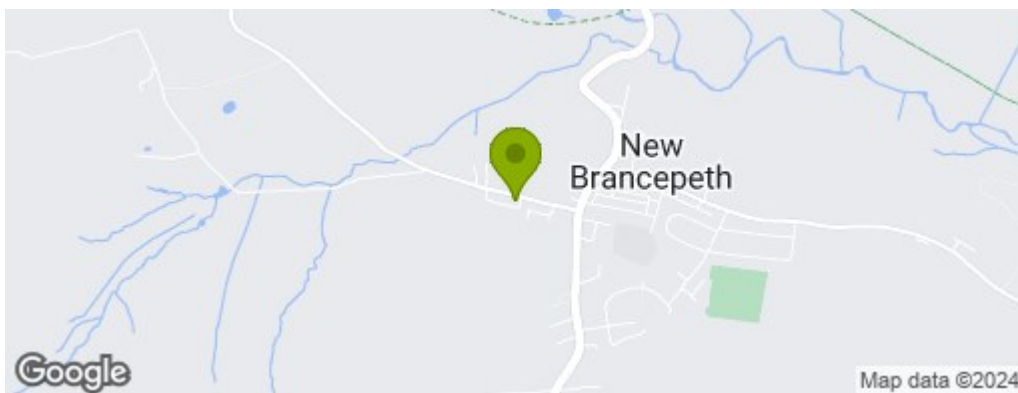
### Bond / Deposit

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

Ground Floor



First Floor



## Property Information

EPC RATING - C : COUNCIL TAX BAND - A : UNFURNISHED

0191 372 9797

4 New Elvet, Durham City, DH1 3AQ  
durham@venturepropertiesuk.com