



Louisa Terrace

Witton Gilbert DH7 6QS

£850 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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Louisa Terrace

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- Finished to a high standard
- EPC RATING - E
- Contemporary kitchen

- Immaculate condition
- Two double bedrooms
- Stylish bathroom

- Quality fixtures and fittings
- Two spacious reception rooms
- Sought after village location

* NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY *

As soon as you step inside Louisa Cottage, you will feel right at home. It has recently been refurbished to a high standard and provides plenty of space. Perfect for couples or families, this large two bedroom terraced property is beautifully decorated and furnished throughout.

The floor plan comprises of an entrance hallway, living room with large bay window providing lots of natural light and a comfortable dining area with seating for four. The high spec kitchen has tasteful light grey cupboards and contrasting grey blue wall tiles. It is fully equipped with a full range of appliances and Venetian blinds throughout. The property has two bedrooms; a master double and a twin room, a stylish bathroom and separate WC. Outside is an enclosed private terrace with stylish dining furniture.

Louisa Terrace is located in the centre of the village of Witton Gilbert with local amenities nearby, including the highly regarded primary school. There are also excellent public transport and road links to Durham City.

GROUND FLOOR

Hallway

Welcoming entrance hallway with staircase leading to the first floor and radiator.

Living Room

127' x 11'8" (3.84 x 3.58)

Spacious reception room with a secondary glazed UPVC double glazed bay window to the front and radiator.

Dining Room

13'10" x 12'1" (4.23 x 3.70)

Further well proportioned reception room with UPVC double glazed window to the rear and radiator.

Kitchen

12'9" x 7'4" (3.91 x 2.25)

Fitted with a comprehensive range of contemporary wall and floor units having contrasting worktops incorporating a composite sink and drainer unit with mixer tap, a built in stainless steel oven and hob with stainless steel extractor over, an integrated fridge, freezer, dishwasher and washing machine. Further features include a UPVC double glazed window to the side, UPVC external door to the rear, an understairs cupboard, recessed spotlighting, tiled splashbacks and radiator.

FIRST FLOOR

Landing

With access to each room. No access to the loft.

Bedroom One

15'6" x 12'8" (4.73 x 3.87)

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

Bedroom Two

14'1" x 9'5" (4.30 x 2.88)

Double bedroom with a UPVC double glazed window to the rear and radiator.

WC

5'9" x 3'3" (1.76 x 1.00)

Comprising of a low level WC, wall mounted combi gas central heating boiler and UPVC double glazed opaque window to the side.

Bathroom

7'6" x 6'4" (2.31 x 1.94)

Stylish refitted bathroom comprising of a bath with mixer shower over, separate cubicle with mains fed shower and hand wash basin inset to a vanity unit. Having tiled splashbacks, recessed spotlighting, radiator and UPVC double glazed opaque window to the rear.

EXTERNAL

There is an enclosed courtyard garden to the rear of the property, parking at the end of terrace on a first come first served basis.

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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Agent Notes

The Heating System / WIFI

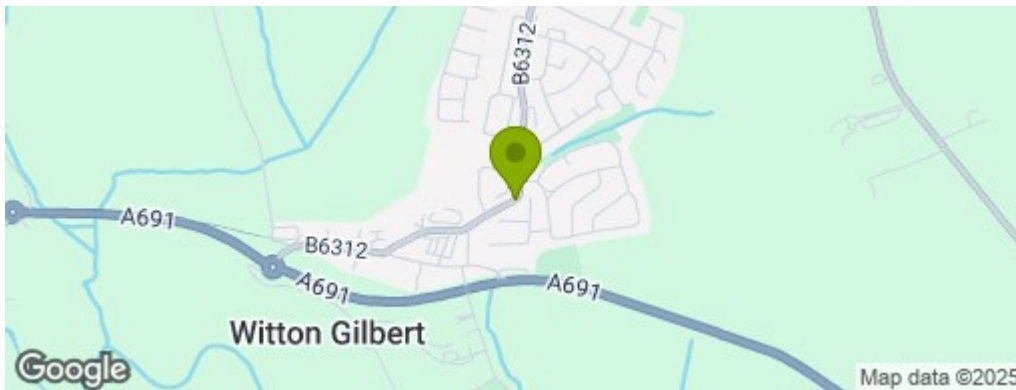
The heating system is controlled from the Thermostat in the lounge which in turn connects via WIFI, to a control box in the lower cupboard of the boiler in the WC area. The heating system WILL NOT function without working WIFI. It is incumbent upon the tenant to ensure they have installed functioning WIFI that they must connect to the heating system.

It is the responsibility of the tenants to ensure they have installed WIFI and connected it correctly to the heating system. If the tenants do not install functioning WIFI it is solely their responsibility if the heating is not functioning and not an issue for the landlords. The landlords will also provide information to the tenant via the Managing Agents on how to connect the tenants WIFI to the heating system.



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Information

EPC RATING: E COUNCIL TAX BAND: A FURNISHED

0191 372 9797

1 Whitfield House, Durham, DH7 8XL
durham@venturepropertiesuk.com