



## Dene Park

Esh Winning DH7 9JE

£700 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.



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.

# Dene Park

Esh Winning DH7 9JE



- Impressive semi detached home
- EPC RATING - D
- Newly decorated throughout

- Two double bedrooms
- Stylish refitted bathroom
- Combi gas central heating

- Refitted kitchen
- Open aspect to the front
- Easy access to village amenities

## \*NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY \*

Available early November, Venture Properties are delighted to offer for rent this well presented semi detached home with two double bedrooms which has been newly decorated throughout, enjoying a large corner plot with an open aspect to the front.

The property offers spacious and modern living accommodation including an open plan living and dining room with contemporary fireplace, a refitted kitchen, a large master bedroom, a second further double bedroom and stylish refitted bathroom fitted with white suite. Externally there are low maintenance gardens which provide lots of further development potential.

Enjoying a pleasant position in the village of Esh Winning with a green to the front. The property is located within walking distance to a variety of amenities including shops, school and doctors surgery. There are also good road and public transport links and easy access to local countryside.

Viewing is highly recommended for full appreciation.

## GROUND FLOOR

### Hall

Entered via composite door. Having stairs leading to the first floor, storage cupboard and radiator.

### Living Room

16'9" x 10'9" (5.12 x 3.28)

Spacious double aspect reception room with UPVC double glazed windows to the front and rear, a contemporary inset fireplace, recessed spotlighting and radiator.

### Kitchen

11'6" x 8'5" (3.52 x 2.57)

Fitted with a modern range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap. Further features include a breakfast bar, UPVC double glazed window to the rear, radiator and large storage cupboard.

## Rear Lobby

With a door to the front and storage cupboard.

## FIRST FLOOR

### Landing

Having a UPVC double glazed window to the front, a radiator and access to the loft space which is boarded for storage.

### Bedroom One

13'5" x 9'1" (4.09 x 2.78)

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

### Bedroom Two

10'10" x 7'5" (3.32 x 2.28)

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

### Bathroom/WC

8'4" x 7'10" (2.55 x 2.39)

Stylish refitted bathroom comprising of a bath with mixer shower over, hand wash basin to a vanity unit and WC. With tiled flooring, recessed spotlighting, stainless steel heated towel rail and UPVC double glazed opaque windows to the rear and side.

## EXTERNAL

The property enjoys a large corner plot with an enclosed paved garden to the front and side. The space to the side provides the option to extend the property further, subject to permissions. At the rear is a hard-standing providing 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.

## Reposit - Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

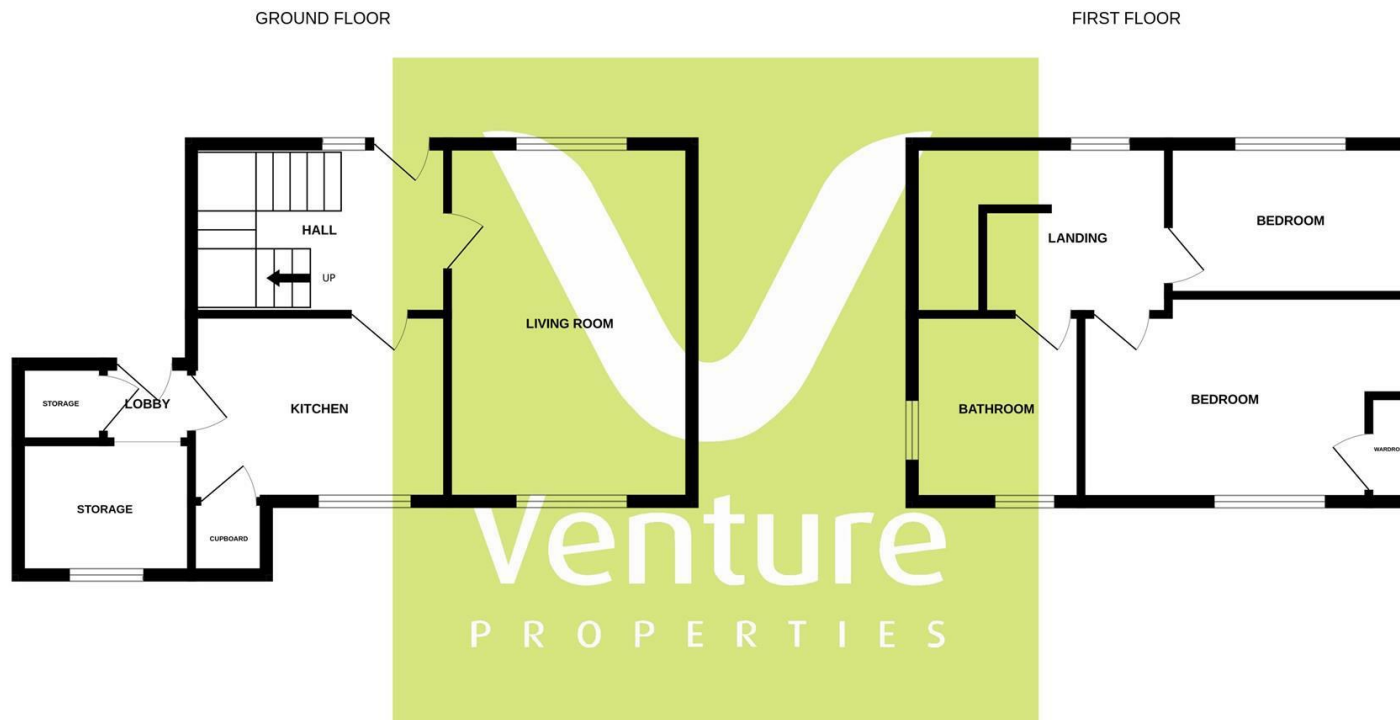
Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will 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.

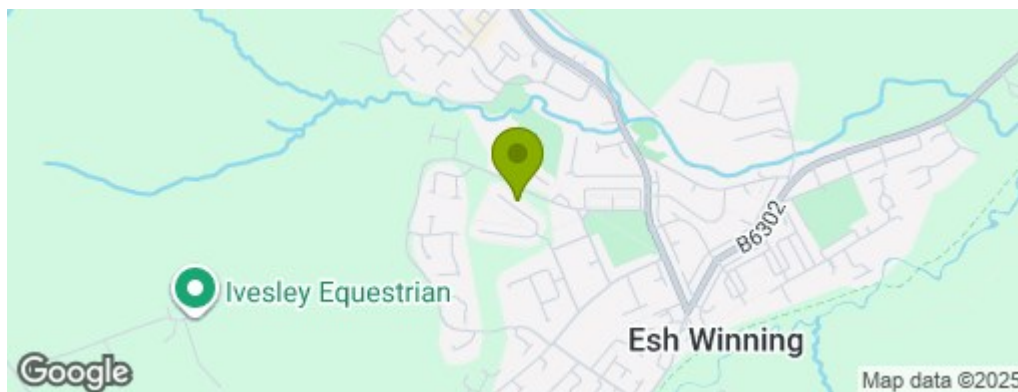
Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Further information is available at [www.reposit.co.uk/tenants](http://www.reposit.co.uk/tenants).

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



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.  
Made with Metropix ©2023



## Property Information

EPC RATING - C COUNCIL TAX BAND - A UNFURNISHED

**0191 372 9797**

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