

Westwood Avenue

Heighington DL5 6SA

£1,200 Per Calendar Month

Venture PROPERTIES









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Westwood Avenue

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- 3 Bedrooms Detached House
- Close to Good Schooling
- Off-Street Parking For Two Cars And Garage
- Sun Room
- Open Views To The Rear
- Beautiful Kitchen
- Sought After Village Location
- Large Gardens Front and Rear
- Viewing Essential

A beautifully presented, three bedroom, detached property in the sought after village of Heighington which has recently been re-decorated throughout. The property lies close to both Newton Aycliffe and Darlington and would be ideal for a family with good schools nearby.

The property benefits from generous living space, including a sun room, contemporary kitchen and bathroom, gardens front and rear and garage with off-street parking for two cars.

Viewing is highly recommended.

Hallway

Lounge/Dining Room
24'10" x 8'7" (7.580 x 2.639)

Sun Room
24'10" x 8'2" (7.580 x 2.494)

Kitchen

First Floor

Bedroom 1
12'0" x 10'5" (3.683 x 3.181)

Bedroom 2
10'0" x 8'6" (3.062 x 2.594)

Bedroom 3
9'0" x 7'7" (2.759 x 2.321)

Bathroom

Externally

Garage

Council Tax
Band D.

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

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.

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.

GROUND FLOOR



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

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
enquiries@venturepropertiesuk.com