



The Crescent

West Rainton DH4 6SB

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



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The Crescent

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- Two double bedrooms
- EPC RATING - C
- Lovely kitchen with integrated appliances

- Parking for two vehicles
- Easy access to road links for commuting
- Stylish bathroom

- EV charger
- Beautifully presented
- Gardens to three sides

Venture Properties are delighted to offer for rent this modern and spacious end link property which offers well proportioned and superbly presented accommodation throughout.

Having a modern fitted kitchen with appliances and breakfast bar, a contemporary bathroom and two good sized double bedrooms. The property also has a useful ground floor WC, generous living room with french doors opening in to the rear garden and allocated parking for two vehicles, as well as an EV charger.

The property is located within walking distance of local amenities, only 10 minutes drive from Durham City centre and its wide range of amenities and also with easy access to the A1(M) and A690 for commuting across the region.

Early viewing is essential to avoid disappointment.

GROUND FLOOR

Hall

Welcoming entrance hallway with stairs leading to the first floor, tiled flooring and radiator.

Cloakroom/WC

With WC, hand wash basin, tiled flooring, storage cupboard and radiator.

Kitchen

11'9" x 7'2" (3.60 x 2.20)

Fitted with a range of wall and floor units having contrasting work surfaces incorporating a stainless steel sink and drainer unit, a built in stainless steel oven and gas hob with extractor over, an integrated dishwasher, washing machine and fridge/freezer. Further features include a UPVC double glazed window to the front, a breakfast bar, tiled flooring, radiator and cupboard housing the gas central heating boiler.

Living Room

14'5" x 10'2" (4.40 x 3.10)

A spacious reception room with UPVC double glazed french doors opening in to the rear garden, radiator and storage cupboard.

FIRST FLOOR

Landing

With radiator and access to the loft.

Bedroom One

14'5" x 8'10" (4.40 x 2.70)

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

Bedroom Two

14'5" x 7'6" (4.40 x 2.30)

Further double bedroom with two UPVC double glazed windows to the front, a storage cupboard and radiator.

Bathroom/WC

7'6" x 5'6" (2.30 x 1.70)

Modern white suite comprising of a panelled bath with electric shower over, pedestal wash basin and WC. Having tiled splashbacks, a chrome heated towel rail, extractor fan, vanity unit and UPVC double glazed opaque window to the side.

EXTERNAL

The property enjoys a corner plot with a double driveway for off street parking and an EV charger to the side of the house. To the rear is an enclosed garden with lawn and decked patio area.

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.

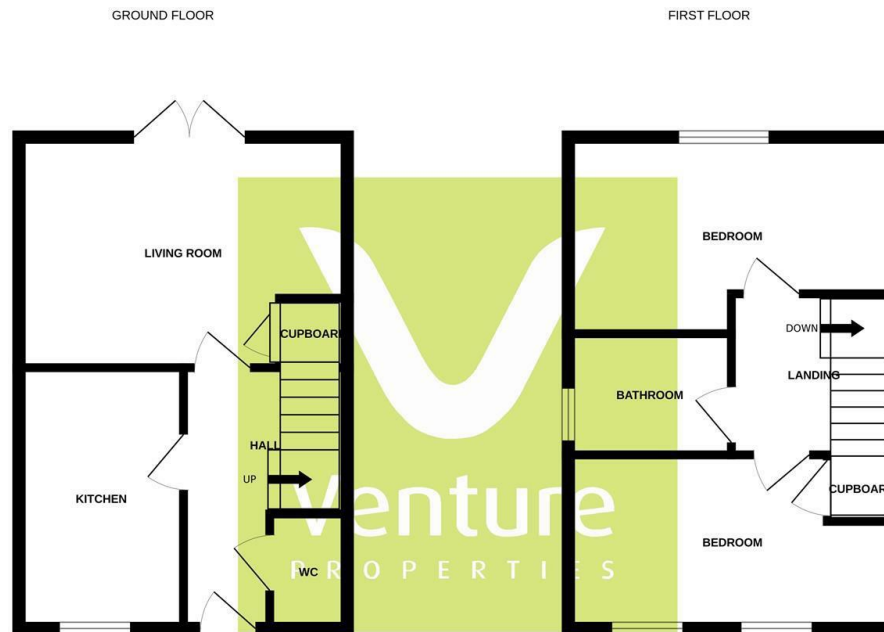
Other charges include:

Annual fee of £30, split between all tenants. This is only charged if your tenancy lasts for longer than 12 months.

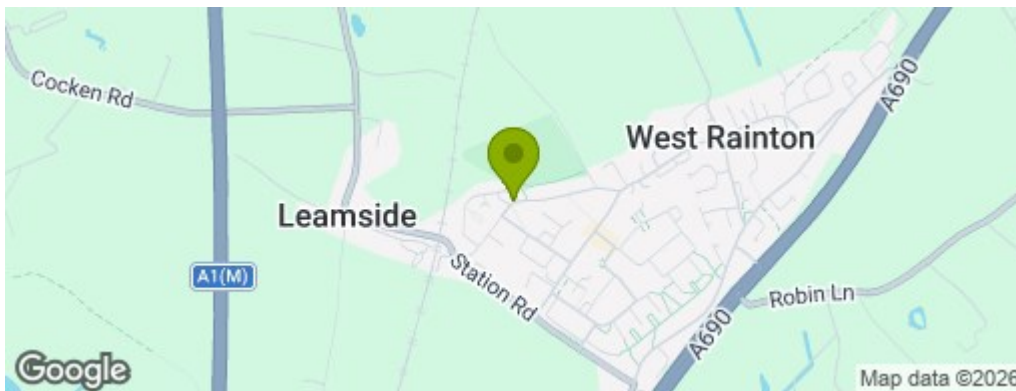
Dispute fee of £60, split between all tenants. Only chargeable if you wish to dispute end of tenancy charges and is fully refunded if your dispute is successful.

Tenant swap fee of £50. This is only due if there is a tenant swap or if a new tenant is added to the tenancy. It is paid by the incoming tenant only.

Further information is available at www.reposit.co.uk/tenants.



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 5/2023



Property Information

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

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