

Fern Valley

Crook DL15 9PZ

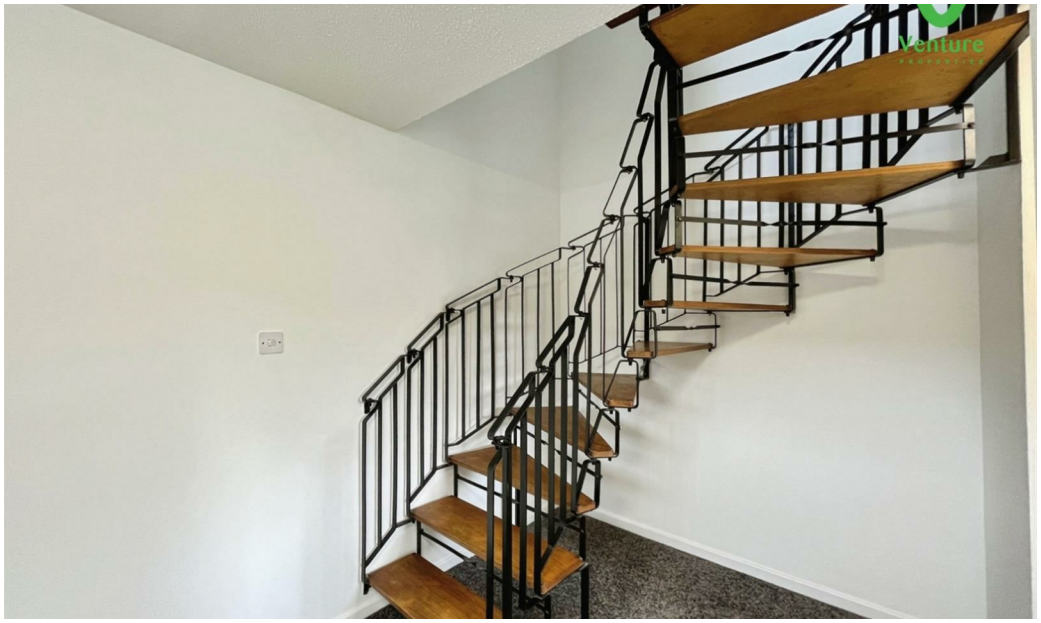
£495 Per Calendar Month

Venture
PROPERTIES









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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- Appealing Layout
- EPC GRADE E
- Electric Heating
- Good Travel Links
- Off Road Parking
- Bathroom With Shower
- Enclosed Garden
- Popular Location
- Neutral Décor

Located in Fern Valley, Crook, this delightful one-bedroom house offers a perfect blend of comfort and convenience. Spanning an inviting 452 square feet, the property features a well-appointed reception room that serves as an ideal space for relaxation or entertaining guests.

The bedroom is thoughtfully designed to provide a peaceful retreat, ensuring restful nights and a tranquil atmosphere. The bathroom is modern and functional, catering to all your daily needs.

One of the standout features of this property is the dedicated parking space for one vehicle, a valuable asset in today's busy world.

This house is perfect for individuals or couples seeking a cosy home in a picturesque setting. With its appealing layout and practical amenities, it presents an excellent opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this charming property your own.

Ground Floor

Entrance Porch
Via UPVC double glazed with UPVC windows and access to a useful storage cupboard.

Lounge
15'07x12'11 (4.75mx3.94m)
With feature open spiral stair case to first floor, electric wall heater and two UPVC windows, ample space for living furniture and small dining table.

Kitchen
6'09x5'10 (2.06mx1.78m)
Fitted with wall and base units with laminate work surfaces over, tiled splash backs and UPVC double glazed window to front. Space and plumbing for free standing appliances.

First Floor

Landing
Access to

Bedroom One
13'00x7'09 (3.96mx2.36m)
Having UPVC window, wall heater and access to a useful storage cupboard, The other housing the water tank.

Bathroom
Fitted with panelled bath having electric shower over, WC, wash hand basin and fully tiled. Chrome heated towel rail and wall mounted mirror.

Externally
Externally the property has a good sized garden to front and side laid to lawn along with driveway allowing off road parking for one vehicle.

Energy Performance Certificate
To view the full energy performance certificate for this property please use the link below:

https://find-energy-certificate.service.gov.uk/energy-certificate/0238-0046-6296-7261-3974

EPC Grade E

Holding Deposit/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 5 weeks' rent.

Bond/Deposit
The security deposit (bond) amount is equivalent to 5 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.
The Agent may receive commission from Reposit for certain products offered to a tenant

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

General Information
General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Superfast Available Highest available download speed 72 Mbps
Highest available upload speed 18 Mbps
Mobile Signal/coverage: Limited
Council Tax: Durham County Council, Band: A
Energy Performance Certificate Grade E

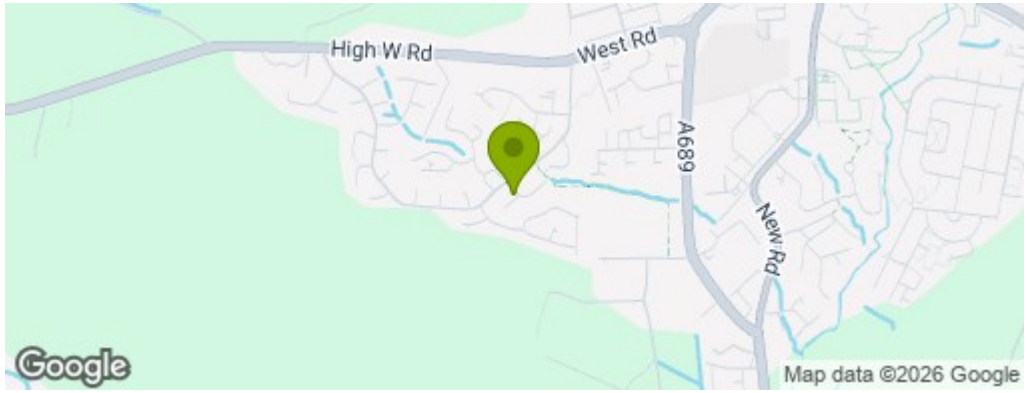
GROUND FLOOR

1ST FLOOR



43 FERN VALLEY BAO160165

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

Durham County Council - Council tax band A
Tenure- Freehold

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com