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Orchard Road

Darlington DL3 6HR



- 3 Bedrooms
- Additional Loft Space
- Denes

- Close to Hospital
- Gas Central Heating
- Viewing Advised

- 3 Reception Rooms
- Double Glazing

LARGE THREE BEDROOM PROPERTY WITH THREE RECEPTION ROOMS AND LOFT SPACE. TWO MINUTE WALK TO HOSPITAL.

Larger than average extremely spacious three bedroom terrace property situated within one of the more desirable streets in the heart of the Denes area. The high ceilings within this property allow plenty of light into all rooms and it is light and airy & well presented throughout. It offers excellent size living accommodation and would ideally suit a family. The property also has many original features and briefly comprises: Hall, Lounge, Separate Dining Room, Open plan Kitchen with large dining area extension, Three good size Bedrooms and Family Bathroom. It has gas central heating and is double glazed. Viewing advised.

ENTRANCE VESTIBULE

ENTRANCE HALLWAY

LOUNGE

16'3" x 11'9" (4.95 x 3.58)

SECOND RECEPTION ROOM

13'4" x 10'6" (4.06 x 3.20)

KITCHEN/DINER

22'6" x 9'8" (6.86 x 2.95)

FIRST FLOOR

BEDROOM 1

13'7" x 16'6" (4.14 x 5.03)

BEDROOM 2

13'5" x 10'7" (4.09 x 3.23)

BEDROOM 3

12'6" x 9'8" (3.81 x 2.95)

FAMILY BATHROOM

WC

LOFT SPACE

EXTERNALLY

Council Tax

Tax Band B

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.

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.

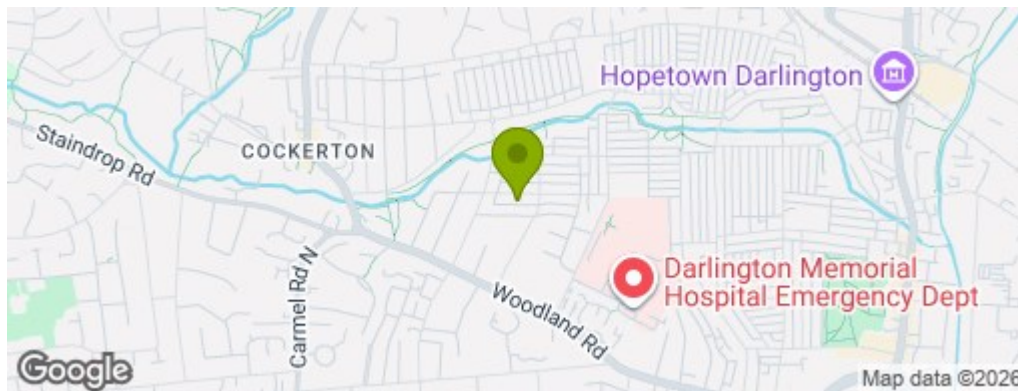
Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

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

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.
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