



**Nenthead End**

Darlington DL2 2ZF

**£1,350 Per Calendar Month**





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# Nenthead End

Darlington DL2 2ZF



- Three Bedroom Semi-Detached Property
- Larger Than Average Garden to Rear
- EPC Rating B

- Fantastic West Park Location
- En-Suite To Main Bedroom

- Off Street Parking & Garage
- Must Be Seen

Situated in the highly desirable West Park development, this exceptional three-bedroom semi-detached home offers spacious, modern living with excellent transport links and convenient access to a range of local amenities.

The accommodation briefly comprises a welcoming living room, a stylish kitchen/dining area, ground-floor WC, family bathroom, and three generously sized bedrooms.

Finished to an impressive standard throughout.

Early viewing is highly recommended.

## Entrance Hall

## Living Room

17'8" x 10'10" (5.4 x 3.305)

## Kitchen/ Diner

14'1" x 13'5" (4.312 x 4.099)

## W/C

## First Floor

## Bathroom

## Bedroom One

9'11" x 10'6" (3.035 x 3.207 )

## En-Suite

## Bedroom Two

10'9" x 10'8" (3.3 x 3.255)

## Bedroom Three

7'5" x 7'10" (2.275 x 2.388 )

## Externally

## Council Tax

TBC

## 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:

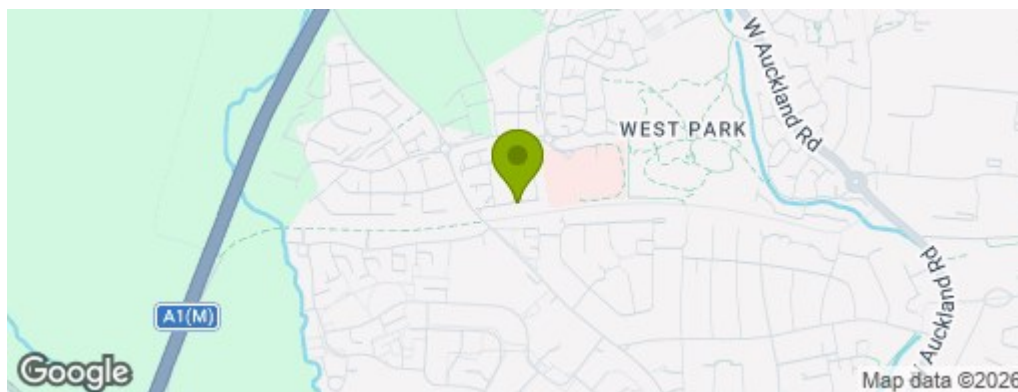
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You fail to take steps to enter into the tenancy by taking 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.

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



## Property Information

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