

Clement Way

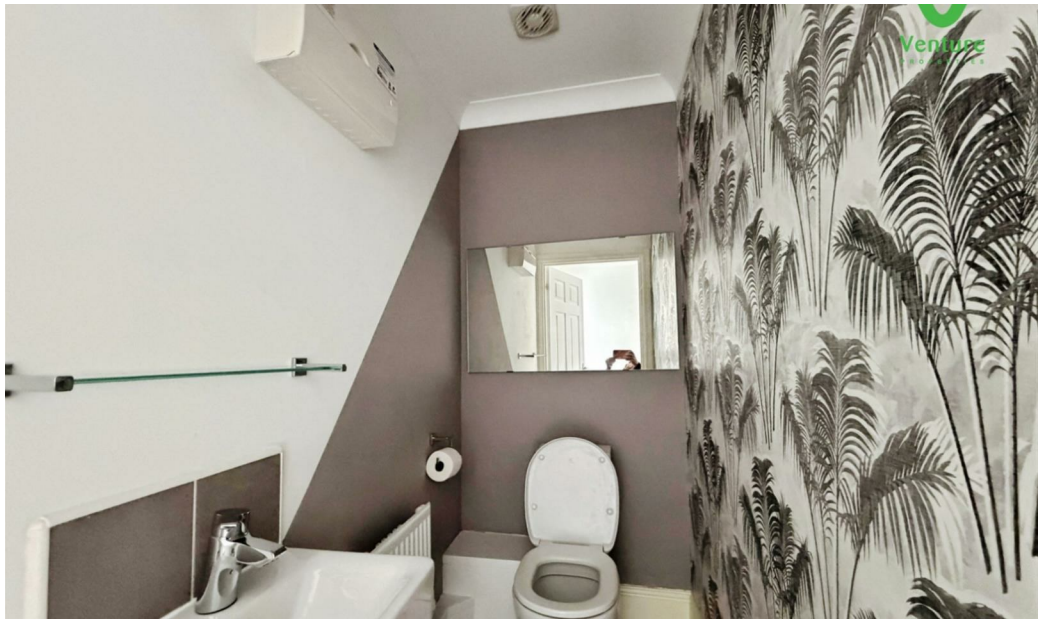
Willington DL15 0GQ

£1,150 Per Calendar Month

Venture
PROPERTIES







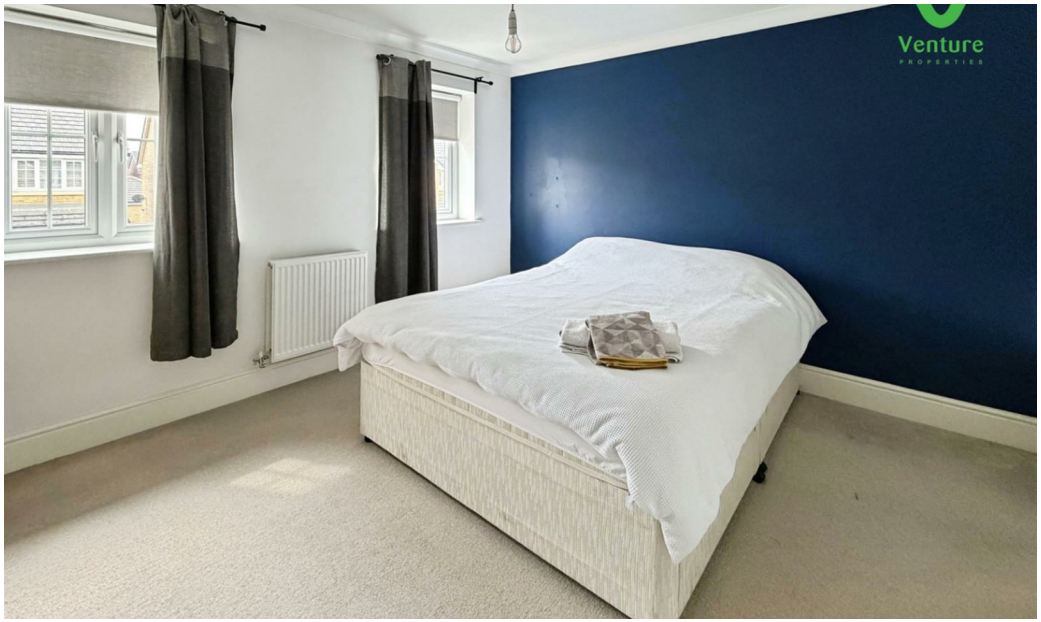


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Clement Way

Willington DL15 0GQ



- Four Bedroom Detached House
- EPC Grade C
- Rear Enclosed Garden
- Popular Modern Development
- Lovely Kitchen & Dining Room
- Garage & Driveway To Front
- Ground Floor Cloaks WC
- Spacious Living Room
- Master Bedroom & En-Suite

No Deposit Option Available On This Property - Subject To Status

Nestled in a tranquil cul-de-sac on Clement Way in Willington, Crook, this modern detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The layout includes an inviting reception room providing ample space for relaxation and entertaining guests.

The heart of the home is the well-appointed kitchen and dining room located at the rear, which creates a warm and inviting atmosphere for family meals and gatherings. Additionally, the ground floor features a convenient cloakroom with a WC, enhancing the practicality of the living space.

Outside, the property boasts a lovely garden, perfect for enjoying the outdoors or hosting summer barbecues. For those with vehicles, there is parking available for two cars, ensuring ease and convenience.

This delightful home combines modern living with a peaceful setting, making it a wonderful choice for anyone looking to settle in a friendly community. With its generous living space and thoughtful design, this property is not to be missed.

Ground Floor

Entrance Hallway
Front entrance door, to a lovely spacious hallway having a central heating radiator, coving to ceiling and stairs to first floor.

Ground Floor Cloaks / WC
Fitted with a white WC, pedestal wash hand basin, coving to ceiling, tiled splash backs, wall mirror, central heating radiator and lvt flooring.

Lounge
14'2" x 10'3" (4.339 x 3.147)
Having central heating radiator, coving to ceiling and uPVC double glazed window to front.

Kitchen / Dining Room
23'10" x 8'9" (7.288 x 2.676)
The kitchen is fitted with a Cream range of wall and base units with contrasting work surfaces over, one and a half bowl sink and drainer with mixer tap, integrated electric oven, gas hob, stainless steel splash back with extraction chimney over, plumbing for washing machine and space for fridge freezer, concealed wall mounted gas boiler, coving to ceiling, lvt flooring, spot lighting and central decorative feature dining light, space for dishwasher. To the dining area is a central heating radiator, storage cupboard and uPVC French doors leading to the garden.

First Floor

Landing
Spindle balustrade, coving to ceiling, UPC double glazed window, loft hatch and airing cupboard.

Bedroom One
11'5" x 10'9" (3.487 x 3.302)
With fitted sliding wardrobe, coving to ceiling, central heating radiator and uPVC double glazed windows to front.

Ensuite Shower Room / WC
Fitted with a double shower cubicle with mains shower over, WC, wash hand basin, tiling to half height, opaque UPVC double glazed window, wall mirror, coving to ceiling, lvt flooring and central heating radiator.

Bedroom Two
15'1" x 10'4" (4.598 x 3.156)
Having central heating radiator, coving to ceiling and uPVC double glazed window to front.

Bedroom Three
11'0" x 9'3" (3.378 x 2.834)
Having double fitted wardrobe, coving to ceiling, central heating radiator and uPVC double glazed window to rear.

Bedroom Four
9'3" x 6'3" (2.830 x 1.910)
Having central heating radiator, coving to ceiling and uPVC double glazed window to rear.

Bathroom/WC
Fitted with a white suite comprising of panelled bath, WC, wash hand basin, coving to ceiling, lvt flooring, tiling to half height, opaque UPVC double glazed window and central heating radiator.

Externally
To the front of the house there is a lawned garden with flower borders, a single driveway leading to integral garage with up and over door, fitted car charging point. To the rear is a further enclosed garden with patio.

Energy Performance Certificate
To view the Energy Performance Certificate for the property please use the following link:-

https://find-energy-certificate.service.gov.uk/energy-certificate/8793-7334-5880-5185-9926

EPC Grade C

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.

Other General Information
Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Broadband available. Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.
Mobile Signal/coverage: Likely with O2 and Vodafone. We recommend contacting your service provider for further information.
Council Tax: Durham County Council, Band: D Annual price: £2,622.00 (Maximum 2026)
Energy Performance Certificate Grade C
Flood Risk: Medium risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

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.

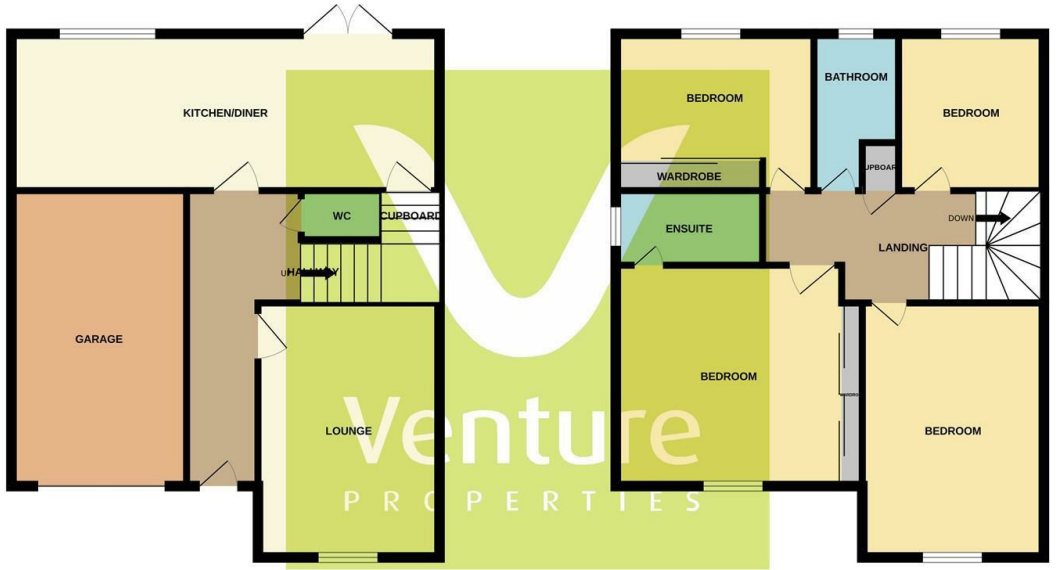
Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will 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.

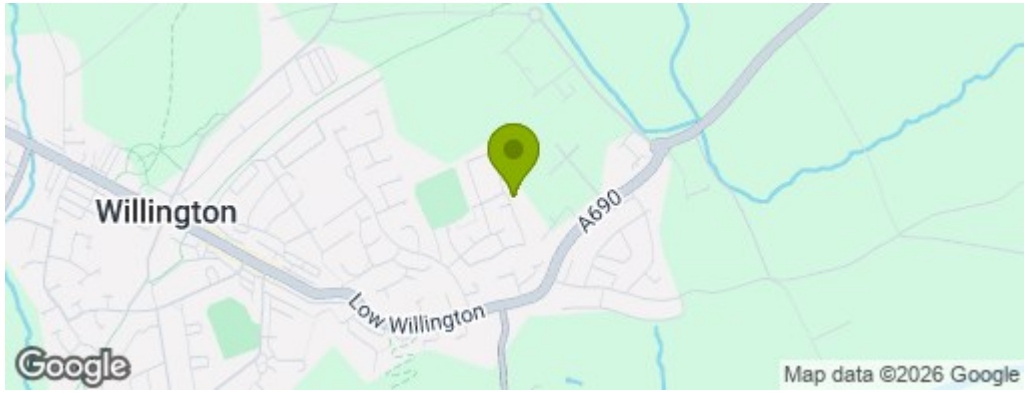
Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges.

GROUND FLOOR

1ST 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

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