



# 34 MERRYBENT DRIVE

Merrybent, Darlington, County Durham DL2 2JZ



**GSC GRAYS**

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A three storey townhouse located on Merrybent Drive in the delightful area of Merrybent, Darlington. This modern build, offers a perfect blend of contemporary living and comfort, making it an ideal choice for families or professionals seeking a spacious home.

The property boasts four well-proportioned bedrooms, providing ample space for relaxation and privacy.

The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with family. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

One of the standout features of this home is the off street parking space to the front, a valuable asset in today's busy world. The location on Merrybent Drive offers a peaceful residential atmosphere while still being conveniently close to local amenities and transport links, making it easy to access the wider Darlington area.

This terraced house is not just a place to live; it is a place to create lasting memories. With its modern design and thoughtful layout, it is ready to welcome its new owners. Don't miss the opportunity to make this lovely property your new home.



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### Situation and Amenities

Merrybent Drive is an exclusive executive residential development of detached properties and townhouses. It lies within the popular Merrybent area of Darlington, which is a short drive from Darlington town centre offering a comprehensive range of recreational and shopping facilities and amenities. Also being well placed for the market towns of Yarm and Barnard Castle. Merrybent Drive is ideal for the commuter as it is a short drive for the A1(M) bringing the major centre of County Durham and Teesside within relatively easy travelling distance.

### Terms and Condition

The property is offered as a periodic tenancy only, as from 1st May 2026 fixed term agreements (including 12 month terms) will no longer be permitted under the Renters Rights Act. From 1st May 2026 the tenancy will transition to an Assured Periodic Tenancy at a rental figure of £1100 per calendar month, payable in advance by standing order. In addition, a deposit of £1269 shall also be payable prior to occupation.

### Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

### References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

### Insurance

Tenants are responsible for the insurance of their own contents.

### Services and Other Information

Mains gas, electricity, water and drainage are connected. There is gas fired central heating.

### Smoking and Pets

Smoking is prohibited inside the property.

Requests for pets will be reasonably considered.

### Local Authority and Council Tax

Darlington Borough Council.

For Council Tax purposes the property is banded D.

### Viewings

Strictly by appointment only via GSC Grays 01748 897629

### Particulars and Photographs

Particulars written May 2026

Photographs taken May 2026

### Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All description, including photographs, dimensions and other details are given in good faith, but no warranty is provided. Statements made should not be relied upon as fact and anyone interested must satisfy themselves as to their own accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any errors these particulars may contain however caused.
4. Any plan is for guidance only and not drawn to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars should be deemed to be a statement that the property is in good condition, repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

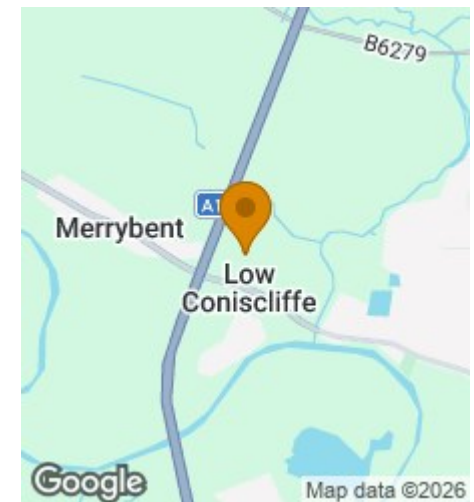


## 34 Merrybent Drive, Merrybent, Darlington



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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