

Melbourne Place

Wolsingham DL13 3EQ

£875 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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Melbourne Place

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- Three Bedroom Terraced Cottage
- EPC Grade D
- Close To All Amenities
- Spacious Kitchen/Breakfast Room
- First Floor Shower Room/WC
- Good Sized Fitted Kitchen
- Ground Floor WC
- Lovely Weardale Village
- Good Local Walks

Nestled in the charming area of Melbourne Place, Wolsingham, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 1,367 square feet, the property boasts a well-designed layout that is ideal for families or professionals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for relaxation or entertaining guests. The room is filled with natural light, creating a warm and airy environment. The house features three generously sized bedrooms, each offering ample space for personalisation and comfort. These rooms are perfect for restful nights and peaceful mornings.

The property also includes a well-appointed bathroom, designed with modern fixtures to cater to your daily needs. The kitchen, while not explicitly mentioned, is typically a central feature in homes of this nature, likely providing a functional space for culinary pursuits.

Located in Wolsingham, this home benefits from the picturesque surroundings of the countryside while still being within reach of local amenities. The area is known for its friendly community and beautiful landscapes, making it an ideal place to call home.

This terraced house is available for rent, presenting an excellent opportunity for those looking to settle in a serene yet accessible location. With its spacious interiors and charming setting, this property is sure to attract interest from a variety of potential tenants. Do not miss the chance to make this lovely house your new home.

GROUND FLOOR

Entrance Hallway
Via UPVC door, double central heating radiator and stairs leading to first floor.

Lounge
21'2" x 13'4" (6.459 x 4.069)
A brick feature fireplace with electric stove, double central heating radiator UPVC window. Timber and glass panel double doors leading into the kitchen/diner.

Kitchen/Breakfast Room
19'8" x 11'4" (max) (6.019 x 3.478 (max))
Fitted with a range of base and wall units, a range oven and extractor fan above. Two double central heating radiators and an internal timber framed single pane window over looking the utility room.

Utility Room
14'11" x 4'0" (4.562 x 1.244)
Fitted with timber base units and laminated work surfaces, plumbing for washer. Timber door and UPVC window.

Ground Floor W/C
Fitted with a white basin and w/c

FIRST FLOOR

Landing
access to loft.

Bedroom One
13'7" x 10'6" (4.153 x 3.213)
Double central heating radiator and UPVC window.

Bedroom Two
13'2" x 12'1" (max) (4.019 x 3.689 (max))
Double central heating radiator, UPVC window and a large fitted storage cupboard/wardrobe

Bedroom Three
11'9" x 11'4" (max) (3.597 x 3.458 (max))
Single central heating radiator and UPVC window

Shower Room
Fitted with basin, w/c and walk in shower . Two storage cupboards one with wall mounted baxi boiler.

External
To the rear is an enclosed yard with through access and outdoor tap.

Energy Performance Certificate
https://find-energy-certificate.service.gov.uk/energy-certificate/0616-3008-3208-2829-7204

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
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Available Highest available download speed 80 Mbps Highest available upload speed 20 Mbps
Mobile Signal/coverage: Limited
Council Tax: Durham County Council, Band: D
Energy Performance Certificate Grade D
Flood Risk: Very low 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. 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:

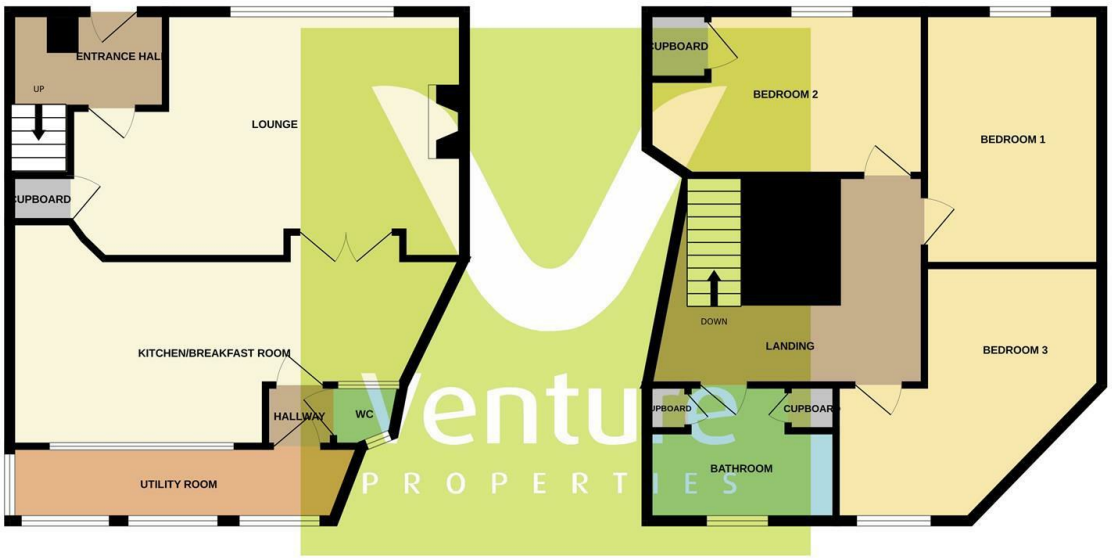
Annual fee of £30, split between all tenants. This is only charged if your tenancy lasts for longer than 12 months.

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

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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