



Moule Close

Newton Aycliffe DL5 5HJ

£650 Per Calendar Month





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Moule Close

Newton Aycliffe DL5 5HJ



- 2 Bedroom Mid-Terrace
- Modern Throughout
- Plenty of Parking

- Cul-de-sac
- Contemporary Bathroom
- Spacious Kitchen/Diner

- Large South Facing Rear Garden
- 2 Double Bedrooms
- Council Tax Band A

An immaculately presented two bedroom terraced property in the Simpasture area of Newton Aycliffe which enjoys modern decor throughout, contemporary bathroom and large, south-facing, rear garden.

In brief, the property comprises: lounge, kitchen/diner, two double bedrooms, bathroom and gardens to the front and rear.

No deposit option available.

Early viewing is recommended.

Lounge

15'6" x 10'2" (4.747 x 3.099)

With laminate flooring and UPVC double glazed window, as well as UPVC double glazed French doors providing access to the rear garden. There is also a double radiator.

Kitchen/Diner

15'6" x 14'8" (4.747 x 4.479)

Spacious kitchen/diner with tile-effect laminate flooring and a range of matching wall, floor and drawer units with contrasting work surfaces. Included is a free-standing double electric oven with gas hob and overhead extractor fan, as well as space for a fridge, freezer and washing machine. There are two UPVC double glazed windows as well as two UPVC doors (one to the front and one to the rear of the property providing access to the rear garden). There are also two single radiators.

Bedroom 1

15'0" x 9'11" (4.586 x 3.024)

Large double bedroom with dual aspect with two UPVC double glazed windows and two single radiators. There is also a built-in wardrobe.

Bedroom 2

11'11" x 10'1" (3.653 x 3.090)

Another good sized double bedroom, situated to the front, with UPVC double glazed window and single radiator. There is also a built-in wardrobe in this bedroom.

Bathroom

Impressive, contemporary bathroom with white suite comprising bath with double thermostatic shower, shower screen, WC and hand basin with vanity unit and mirror. There is also a heated towel rail and UPVC double glazed window. The flooring and walls are both fully tiled. There are also sunken spotlights in the ceiling.

Externally

To the rear is a large, south-facing garden with patio area, two lawned areas with flower beds along each edge and shed for storage. The patio area is completely private and is not overlooked. A gate at the bottom of the garden provides access to the Simpasture Nature Walk - a wooded one mile stretch which used to be the former railway line.

To the front is another lawned garden. Ample parking is available to residents at the front.

Council Tax

Band A

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.

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.

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 as an alternative to paying the traditional deposit of 5 weeks' rent. 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.

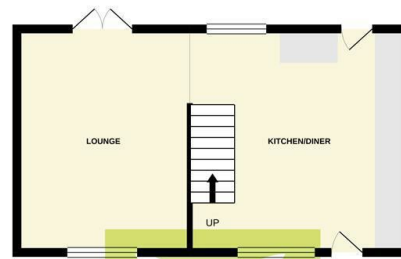
Deposit (Bond)

The deposit (bond) amount is equivalent to 5 weeks' rent.

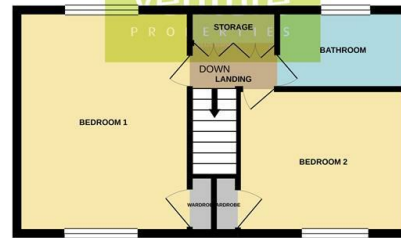
Venture Properties

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.

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 for any prospective purchase. The services, specifications and quantities shown here are not guaranteed and no guarantee as to their quantity or efficiency can be given.
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