Research Road

Darlington DL2 2HT

£795 Per Calendar Month

Venture
PROPERTIES

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Research Road

Darlington DL2 2HT

x 2 x 1 x 1

- Two Bedrooms
- Modern Fitted Kitchen
- Gardens Front & Rear
- West Park Area
- Gas Central Heating
- West Facing Garden
- Lounge/Diner
- Double Glazing
- Council Tax Band B

An immaculately presented two bedroom property is situated close to local retail shops, schools and other amenities. The property lies within easy reach of transport links in and out of Darlington and would suit a variety of tenants

The property benefits from gas central heating, upvc double glazing and briefly comprises of: entrance hall, downstairs cloaks/wc, lounge/diner, fitted kitchen and two double bedrooms to the first floor and a family bathroom. There are gardens to the front and rear.

Entrance Hall

Downstairs Cloakroom

Kitchen
9'11 x 7' (3.02m x 2.13m)

Lounge/Diner
18'5 x 13'9 (5.61m x 4.19m)

First Floor

Bedroom 1
13'10 x 10' (4.22m x 3.05m)

Bedroom 2
11'3 x 7'4 (3.43m x 2.24m)

Bathroom

Externally

Council Tax
Band B

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:

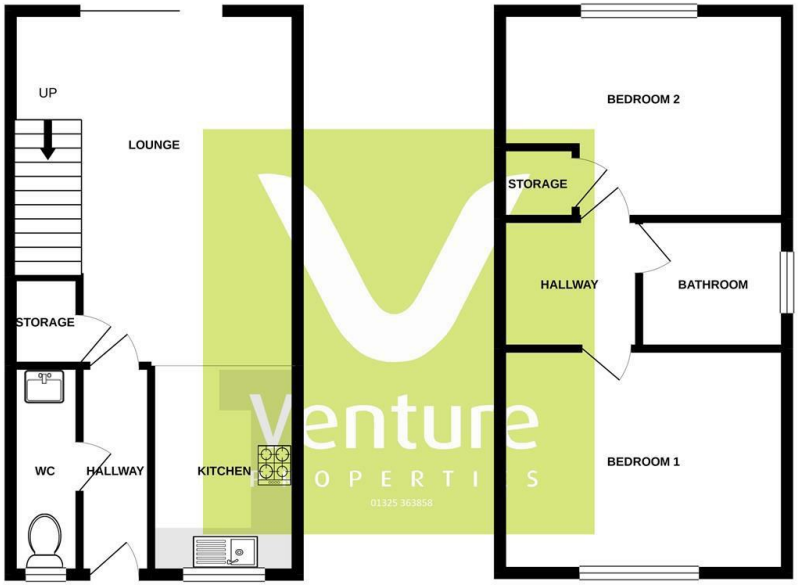
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You fail to take steps to enter into the tenancy by taking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

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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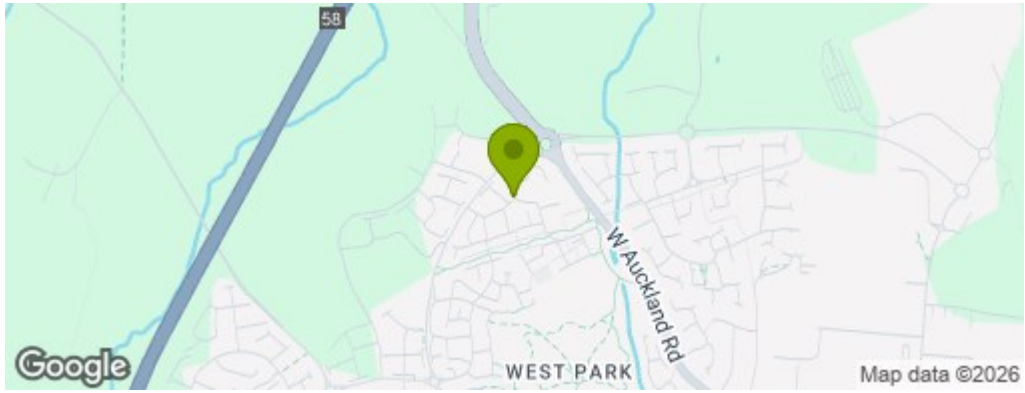

Property Information

West Park is a unique development in Darlington and the North-East. Based around the first new park in the town in one hundred years, it brings together a new community – housing, school, hospital, pub, – but a community with a difference.

Public art is built into every aspect of this development. Texts and sculptures exploring the ecology of the site and the history of Darlington are placed around the park and throughout the surrounding buildings. Artists involved in the main park include poet W.N. Herbert, sculptor David Paton, and blacksmith Brian Russell.

From its hills you can see both Darlington and its spectacular hinterland, and on its sculptures you can read about the town's equally extraordinary history. The West Park Garden Village development has already won several prestigious awards, including the RICS Gold Award for Regeneration and the LCG Sustainable Community Award.

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