

Conyers Avenue

Darlington DL3 9DE

£1,100 Per Calendar Month

Venture PROPERTIES









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Conyers Avenue

Darlington DL3 9DE



- 3 bedroom semi-detached
- Close to excellent schools
- Garage
- Sought after Mowden area
- Large, corner plot with wraparound gardens
- Separate utility room
- Rarely available
- Off-street parking
- New carpets to go in all bedrooms

LARGE CORNER PLOT. SOUGHT AFTER AREA. CLOSE TO EXCELLENT SCHOOLS.

An extremely rare opportunity to rent this immaculately presented, three bedroom, semi-detached property in the sought after Mowden area of Darlington. Located on a prime corner plot, with large wraparound gardens, this beautiful home would ideally be situated to families given its close proximity to excellent schools. In fact, Mowden Infant and Junior Schools are literally just over the road, with Carmel and Hummersknott secondary schools also within walking distance.

The property itself enjoys an open plan lounge/dining room, with modern kitchen with the added benefit of a separate utility room. To the first floor are two large double bedrooms and a third single bedroom, as well as family bathroom. Externally, there are gardens to the front, side and rear, with off-street parking and sizeable garage with lighting and power.

Early viewing is essential to avoid disappointment as properties such as this are rare to the rental market in Darlington.

PLEASE NOTE - The landlord is in the process of doing some cosmetic work upstairs, including new carpets in all of the bedrooms and therefore photographs upstairs will follow shortly. Prospective tenants should also note there is a small storage cupboard in the garage which will not form part of the tenancy.

Porch

Hallway

Lounge
13'1" x 12'10" (4.008 x 3.916)

Dining Room
10'0" x 7'3" (3.058 x 2.225)

Kitchen
9'7" x 8'4" (2.941 x 2.541)

Utility
9'1" x 6'7" (2.791 x 2.029)

Garage
16'8" x 7'4" (5.088 x 2.260)

First Floor

Bedroom 1
12'1" x 9'5" (3.691 x 2.890)

Bedroom 2
10'10" x 9'5" (3.311 x 2.890)

Bedroom 3
7'7" x 6'0" (2.328 x 1.832)

Bathroom

Externally

Council Tax
Band C

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.*

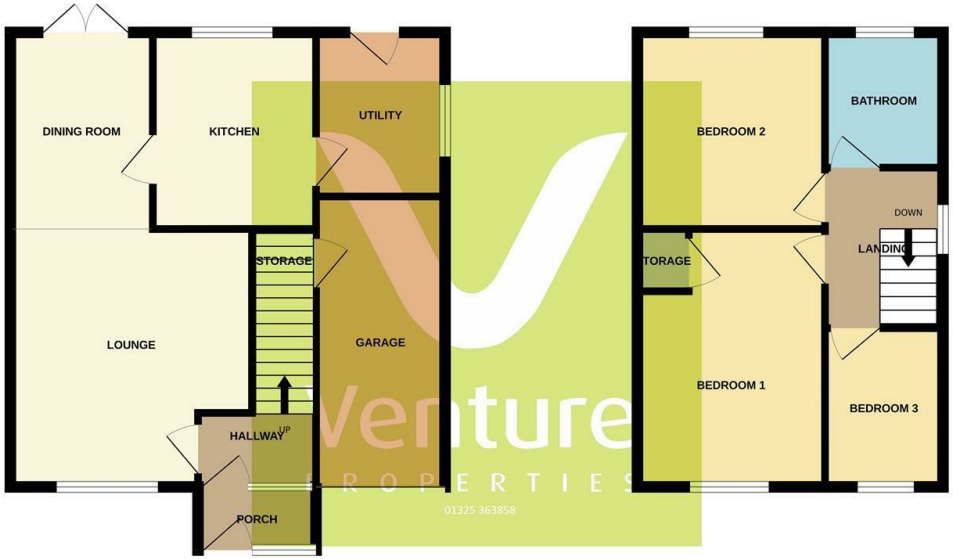
*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

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 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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