



Parkwood Avenue

Bearpark DH7 7DX

£625 Per Month





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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Parkwood Avenue

Bearpark DH7 7DX



- Available end of September 2026
- EPC RATING - D
- Combi as central heating

- Two double bedrooms
- Good sized south facing garden
- UPVC double glazing

- Spacious living room
- Fitted kitchen
- Modern neutral decor

***** NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY *****

Available end of September 2026 on an unfurnished basis, this well presented semi detached house has two double bedrooms and a south facing rear garden.

The spacious floor plan comprises to the ground floor of an open plan entrance hall, living room with two UPVC double glazed windows to the rear and fitted kitchen. To the first floor there are two large double bedrooms and bathroom fitted with white suite. Externally there is a south facing rear garden and a built in garden store. The property offers UPVC double glazing and combi gas central heating.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Entrance Hall

Having stairs leading to the first floor, recessed spotlighting and tiled flooring.

Living Room

16'4" x 10'10" (5.00 x 3.31)

A spacious reception room with two UPVC double glazed windows to the rear, recessed spotlighting, wood laminate flooring and radiator.

Kitchen

11'10" x 7'4" ext to 10'2" (3.62 x 2.25 ext to 3.12)

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit, an electric cooker, plumbing for a washing machine and dishwasher and fridge/freezer space. Further features include a UPVC double glazed window to the front, tiled floor, wall mounted gas central heating boiler and external door to the side.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the front, coving, radiator, recessed spotlighting and access to the loft.

Bedroom One

12'1" x 11'4" (3.70 x 3.47)

Generous double bedroom with a UPVC double glazed window to the rear, coving, recessed spotlighting and radiator.

Bedroom Two

12'9" min x 9'0" (3.91 min x 2.76)

Further large double bedroom with a UPVC double glazed window to the rear, built in wardrobe, coving, recessed spotlighting and radiator.

Bathroom/WC

7'4" x 6'4" (2.25 x 1.94)

Comprising of a panelled bath, pedestal wash basin and WC. Having tiled splashbacks, coving, recessed spotlighting, radiator and UPVC double glazed opaque window to the front.

EXTERNAL

There are lawned gardens to the front and rear of the property. Also having a built in storage shed accessed from the side of the property.

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 one months rent.

Bond / Deposit

The security deposit (bond) amount is equivalent to 4 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.

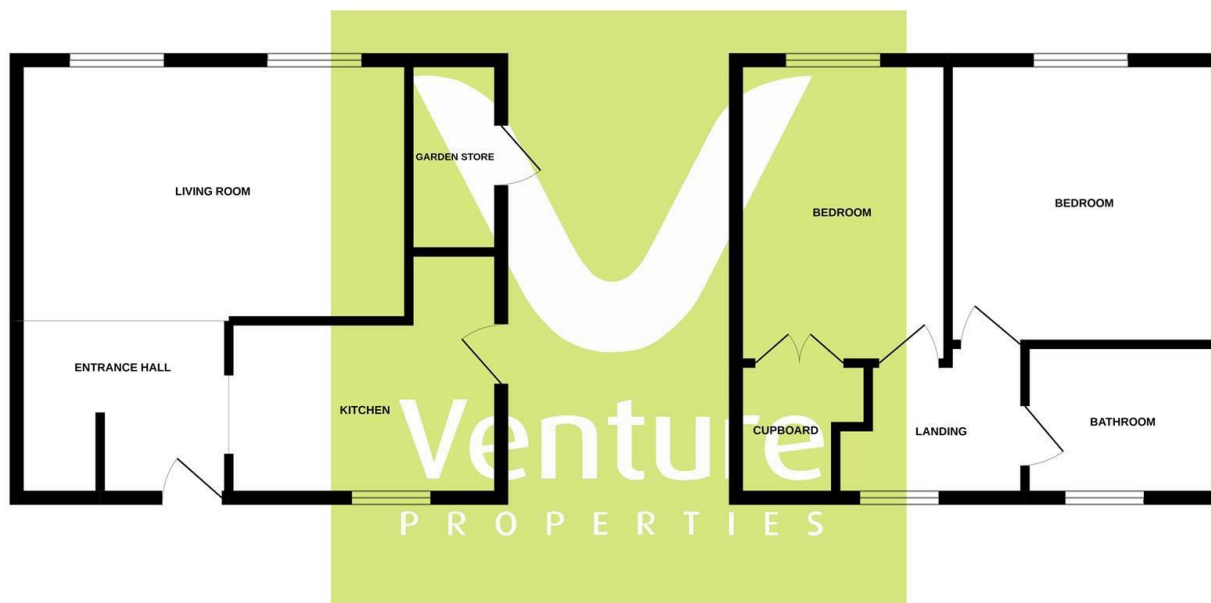
Tenant swap fee of £50. This is only due if there is a tenant swap or if a new tenant is added to the tenancy. It is paid by the incoming tenant only.

Further information is available at www.reposit.co.uk/tenants.

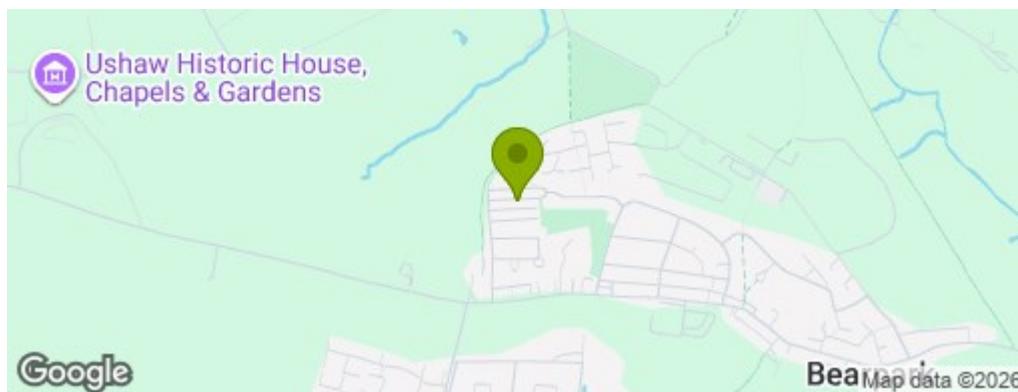
www.venturepropertiesuk.com

GROUND FLOOR

FIRST 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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