



Chestnut Grove

Roddymoor, Crook DL15 9RQ

£650 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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- Reposit Alternative
- EPC Grade C
- UPVC Double Glazed Throughout

- Lounge
- Off Road Parking for 2/3 Vehicles
- Gardens Front and Rear

- Breakfast Kitchen
- Gas Central Heating
- First Floor Bathroom

Nestled in the charming area of Chestnut Grove, Roddymoor, Crook, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an inviting 764 square feet, the property features a well-proportioned reception room, ideal for both relaxation and entertaining guests.

With three spacious bedrooms, this home is perfect for families or those seeking extra space for a home office or guest room. The single bathroom is thoughtfully designed to cater to the needs of modern living.

One of the standout features of this property is the ample parking available for up to three vehicles, ensuring that you and your guests will never have to worry about finding a space.

The location in Roddymoor provides a peaceful residential atmosphere while still being within easy reach of local amenities and transport links. This property presents an excellent opportunity for those looking to settle in a welcoming community.

In summary, this semi-detached house on Chestnut Grove is a wonderful choice for anyone seeking a comfortable and practical home in a desirable area. Do not miss the chance to make this property your own.

Ground Floor

Entrance Hallway

Accessed via a UPVC entrance door, obscured UPVC window, central heating radiator and stairs rise to the first floor.

Lounge

137' x 145" (4.145 x 4.418)

Having UPVC window to the front elevation of the property, decorative fireplace with wooden mantle over, laminated floor and central heating radiator.

Kitchen

138' x 811" (4.176 x 2.727)

Fitted with wooden base and wall units, laminate work surfaces over and tiled splash backs. Ample space for free standing appliances as required, access to an under stair storage cupboard housing the central heating boiler and central heating radiator. Ceramic one and half bowl sink with UPVC window above over looking the rear garden. Laminated floor.

Rear Entrance

A UPVC door leads to the rear garden and an opening into a cloaks storage area with UPVC window. This was originally and ground floor WC.

First Floor

Landing

Stairs rise from the entrance hall, UPVC obscured window and access to the loft.

Bedroom One

137' x 910" (4.165 x 3.004)

Located to the front elevation of the property having UPVC window, central heating radiator and access to a storage cupboard.

Bedroom Two

87' x 98" (2.629 x 2.971)

Located to the rear elevation of the property having UPVC window and central heating radiator.

Bedroom Three

67' x 91" (2.031 x 2.778)

Located to the front elevation of the property having UPVC window and central heating radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower head attachment over and glass screen, WC and wash hand basin. Chrome heated towel rail, fully tiled and obscured UPVC window.

Exterior

To the front of the property is a paved pathway to the front door with flowered borders, whilst to the opposite side is double opening gates leading to a gravelled off road parking area and paved off road parking area beyond having the potential to park 2/3 cars. Gated access leads to the rear garden which is mainly laid to lawn with hard standing for a shed blinded by fencing.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/1436-1228-6600-0005-5202>

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.

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.

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

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: A

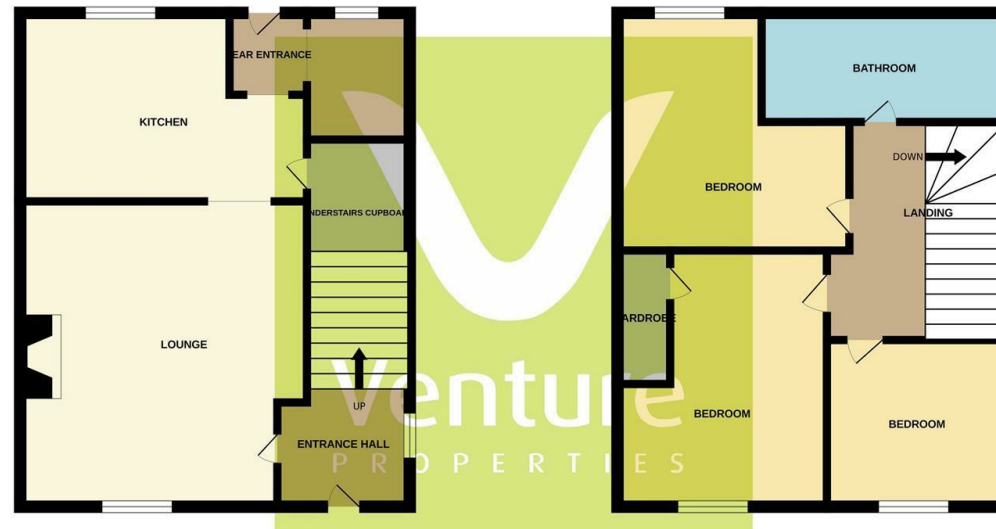
Energy Performance Certificate Grade C

Disclaimer

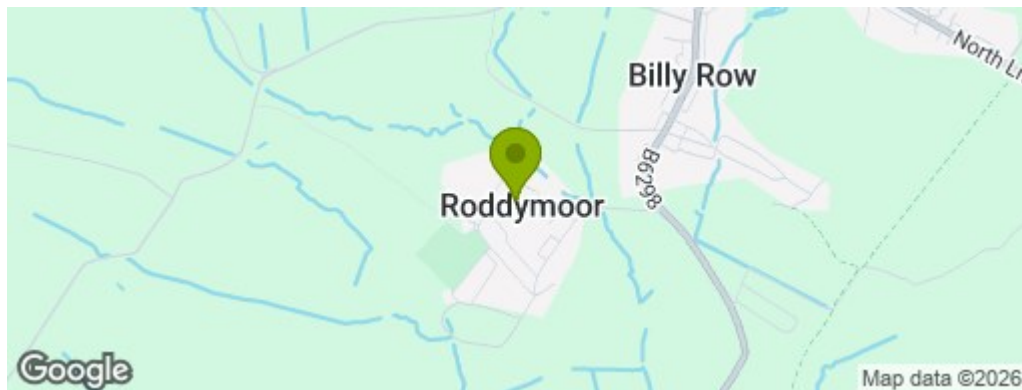
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GROUND FLOOR

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

Council Tax Band - Durham County Council

Tenure - Freehold

**** VIEWING IS ESSENTIAL ****

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