



**18 Philip Avenue, Bowburn, DH6 5EQ**  
**£595 Per Calendar Month**

**Venture**  
PROPERTIES



AVAILABLE LATE AUGUST 2022 - UNFURNISHED

Venture Properties are delighted to offer for rent this light and airy mid link property which offers well proportioned and superbly presented accommodation throughout.

The spacious floor plan comprises of an entrance hallway with cloakroom/WC leading to a generous living room with two sets of French doors opening in to a conservatory which greatly adds to the living space. There is also a modern fitted kitchen with breakfast bar. To the first floor offers two double bedrooms both with fitted wardrobes providing ample storage and bathroom fitted with modern white suite. Externally there are low maintenance gardens and a driveway to the front for off street parking. The property offers full UPVC double glazing and gas central heating.

Philip Avenue is within walking distance to local amenities and has easy access to Durham City and the A1(M).

Viewing is highly recommended.

EPC RATING - C COUNCIL TAX BAND - B

## GROUND FLOOR

### Hall

Welcoming entrance hallway with stairs leading to the first floor, recessed spotlighting and radiator.

### Cloakroom/WC

With low level WC, wash basin, tiled splashback, radiator and UPVC double glazed opaque window to the front.

### Kitchen

11'6" x 7'6"



Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over, fridge space and plumbing for a washing machine. Further features include a breakfast bar, a UPVC double glazed window to the front, recessed spotlighting, radiator and cupboard housing the gas central heating boiler.

### Living Room

14'7" x 11'8"

A spacious reception room having two sets of UPVC double glazed patio doors opening to the conservatory. With recessed spotlighting, radiator, telephone point and understairs storage cupboard.

### Conservatory

12'0" x 11'6"



An excellent addition to the property, greatly adding to the living space. Having a glass roof, UPVC double glazed windows, laminate flooring, radiator and UPVC double glazed French doors opening to the rear garden.

## FIRST FLOOR

### Landing

With radiator and access to the loft.

### Bedroom One

14'7" x 10'0"

Double bedroom with two UPVC double glazed windows to the rear, radiator and a range of fitted wardrobes providing ample storage.

### Bedroom Two

14'7" x 7'8"

Further double bedroom with two UPVC double glazed windows to the front, radiator, storage cupboard and a range of fitted wardrobes.

## Bathroom



Fitted with a modern white suite comprising of a panelled bath with electric shower over, wash basin inset to a vanity unit and WC. Having attractive tiling, a chrome heated towel rail and extractor fan.

## EXTERNAL



To the front of the property is a driveway providing off street parking. At the rear is a fence enclosed, lawned garden and access gate.

## 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.

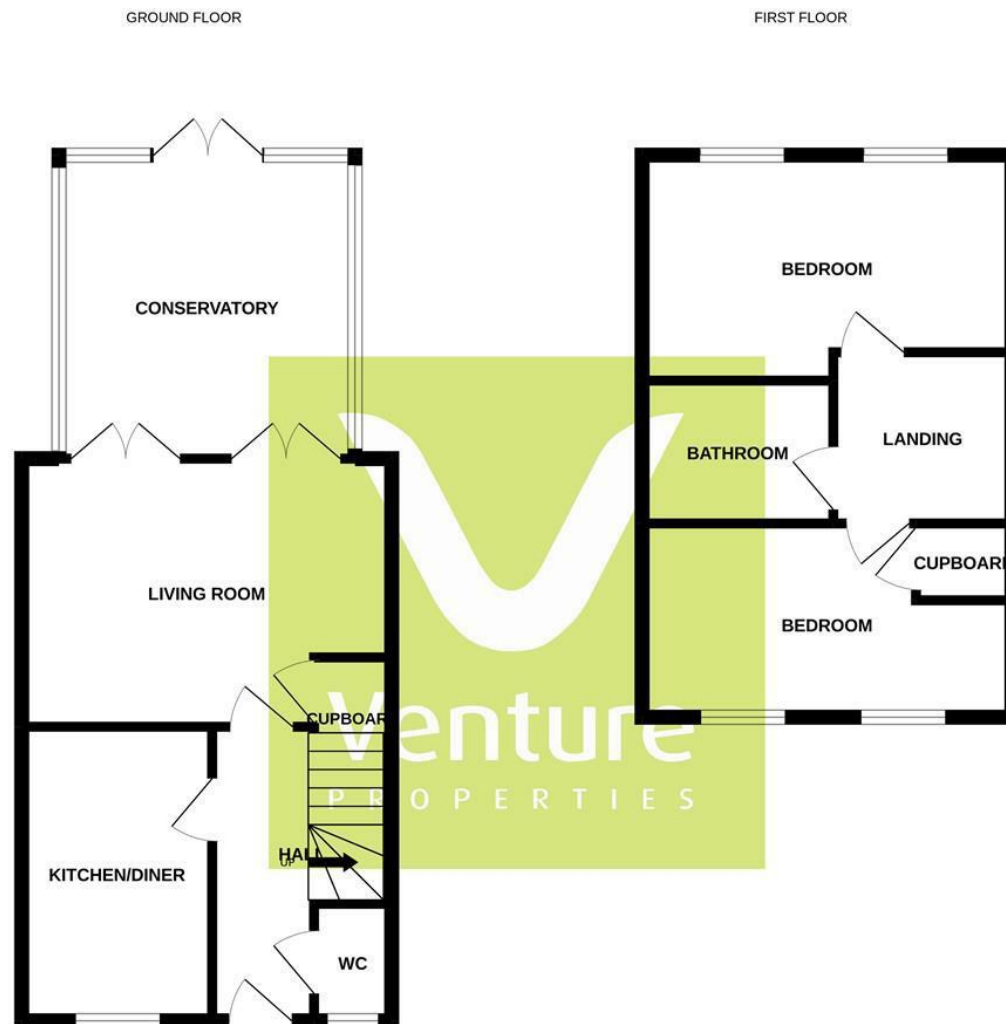
You will lose your Holding Deposit if any of the following occurs:

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.



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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P R O P E R T I E S

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		<b>96</b>
(61-81) <b>B</b>		
(49-60) <b>C</b>	<b>80</b>	
(35-48) <b>D</b>		
(22-34) <b>E</b>		
(12-21) <b>F</b>		
(1-11) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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Venture Properties 4 New Elvet, Durham, DH1 3AQ

T: 0191 372 9797 E: [durham@venturepropertiesuk.com](mailto:durham@venturepropertiesuk.com) W: [www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)