



## Benville Terrace

New Brancepeth DH7 7HX

£575 Per Calendar Month







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# Benville Terrace

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- Available mid January 2026
- EPC Rating - D
- Combi gas central heating

- Spacious living room
- Two bedrooms
- Village location only 4 miles from Durham City centre

- Superb open views
- Private Rear Yard
- Unfurnished

Venture Properties are delighted to offer for rent this well presented terraced house on a rarely available street enjoying beautiful open aspect views to the front.

The well proportioned living accommodation comprises of an entrance living, spacious living room with bay window having window seat to make the most of the view and kitchen with original stove which is fitted with a modern range of units and having a useful utility cupboard. To the first floor there is a generous double bedroom with original fireplace and storage cupboard, further well proportioned bedroom and bathroom fitted with a modern white suite. The property has gas central heating and UPVC double glazing. Externally there is an enclosed yard to the rear.

New Brancepeth offers a range of local amenities and is located approximately 4 miles from Durham City.

## GROUND FLOOR

### Hall

Having stairs leading to the first floor.

### Living Room

15'1" x 12'9" (4.61 x 3.90)

Having a UPVC double glazed bay window to the front with a beautiful open aspect view and window seat, radiator and understairs storage cupboard.

### Kitchen

11'2" x 9'3" (3.41 x 2.83)

Fitted with a range of modern wall and floor units having contrasting worktops incorporating a stainless steel oven and gas hob. With a lovely original stove, breakfast bar, tiled splashbacks, tiled flooring, radiator, storage cupboard and UPVC double glazed window and door to the rear. Also having a utility cupboard with with plumbing for a washing machine.

## FIRST FLOOR

### Landing

### Bedroom One

12'10" x 12'5" (3.93 x 3.80)

Generous double bedroom with a UPVC double glazed window to the front with open aspect views, original fireplace, radiator and storage cupboard.

### Bedroom Two

9'4" x 8'8" (2.87 x 2.66)

Having a UPVC double glazed window to the rear and radiator.

### Bathroom/WC

7'1" x 6'1" (2.17 x 1.87)

Fitted with a modern white suite comprising of a panelled bath with mixer shower, pedestal wash basin and WC. Having tiled flooring and splashbacks, radiator and cupboard housing the gas central heating boiler.

## EXTERNAL

The property enjoys an elevated position with a low maintenance garden to the front and an enclosed yard to the rear.

## 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

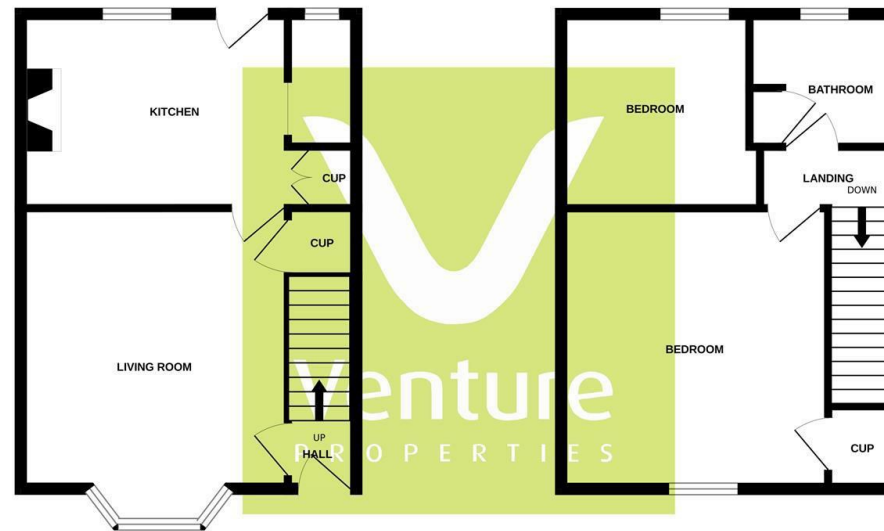
The security deposit (bond) amount is equivalent to 4 weeks rent.

[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)



GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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