



## Charlton Court

Bowburn DH6 5FB

£800 Per Calendar 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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# Charlton Court

Bowburn DH6 5FB



x 3



x 2



1

- Available end of March 2023

- EPC RATING C

- Easy access to Durham City and the A1(M)

- Three double bedrooms
- Open plan kitchen and dining room
- Walking distance to local amenities

- Cul de sac location
- South-westerly facing garden
- Ground floor WC

Venture Properties are delighted to offer a fantastic opportunity to rent this modern, three bedroom detached house located in a sought after cul de sac within Bowburn. This superb home offers spacious living accommodation throughout and a south-westerly facing rear garden which is not overlooked.

The impressive floor plan comprises of a welcoming entrance hall leading in to a spacious living room and through to the open plan kitchen and dining room which is fitted with a comprehensive range of units and has french doors opening in to the rear garden. The inner hall has a WC and a return staircase leading to the first floor where you will find three large double bedrooms. The master bedroom has an en-suite room, whilst all bedrooms share the family bathroom. Externally there is a driveway for off street parking, leading to a garage and an enclosed garden to the rear which enjoys a good degree of privacy.

Charlton Court has excellent access to Durham City and to the A1(M) for commuting. There are a range of local amenities including a primary schools, shops and park, all within walking distance.

Early viewing is highly recommended to avoid disappointment.

## GROUND FLOOR

### Hall

With radiator, tiled flooring and door to the living room.

### Living Room

17'9" x 11'0" (5.42 x 3.36)

Spacious reception room having a UPVC double glazed window to the front, feature fireplace, tiled flooring, TV aerial point, telephone point and two radiators.

### Further Living Room Image

### Open Plan Kitchen and Dining Room

12'10" x 10'11" (3.92 x 3.35)

Impressive open plan kitchen and dining room which has french doors opening in to the rear garden. 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 oven and gas hob with extractor over, a fridge/freezer space and plumbing for a dishwasher and washing machine. Further features include a UPVC double glazed window to the rear, a breakfast bar, a unit housed gas central heating boiler, tiled flooring and radiator.

### Further Kitchen and Dining Room Image

### Inner Hall

With a return staircase leading to the first floor, UPVC double glazed window to the rear and access to the WC.

### WC

Fitted with a low level WC, wash basin, tiled flooring, radiator and UPVC double glazed opaque window to the side.

### FIRST FLOOR

### Landing

Having a UPVC double glazed window to the side, airing cupboard, radiator and access to all rooms.

### Master Bedroom

13'5" x 10'7" (4.09 x 3.24)

Generous double bedroom with a UPVC double glazed window to the front, fitted wardrobes, a TV point and radiator.

### Ensuite

Fitted with a white suite comprising of a cubicle with electric shower, pedestal wash basin and WC. Having a UPVC double glazed opaque window to the side, tiled splash backs, extractor fan and radiator.

### Bedroom Two

13'5" x 9'0" (4.09 x 2.75)

Spacious double bedroom with a UPVC double glazed window to the front, fitted wardrobes and radiator.

### Bedroom Three

11'4" x 7'6" (3.46 x 2.29)

Further double bedroom with a UPVC double glazed window to the rear and radiator.

### Family Bathroom/WC

8'1" x 5'4" (2.48 x 1.63)

Comprising of a panelled bath with hand held mixer shower, pedestal wash basin and WC. Having tiled splashbacks, radiator, extractor fan and UPVC double glazed opaque window to the rear.

### EXTERNAL

The property enjoys a good degree of privacy as it is not directly overlooked to the front or rear. At the front is a lawned garden and driveway for off street parking leading to the garage, whilst to the rear is an enclosed lawned garden with planted borders, paved patio and side access.

### Rear View

### 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.

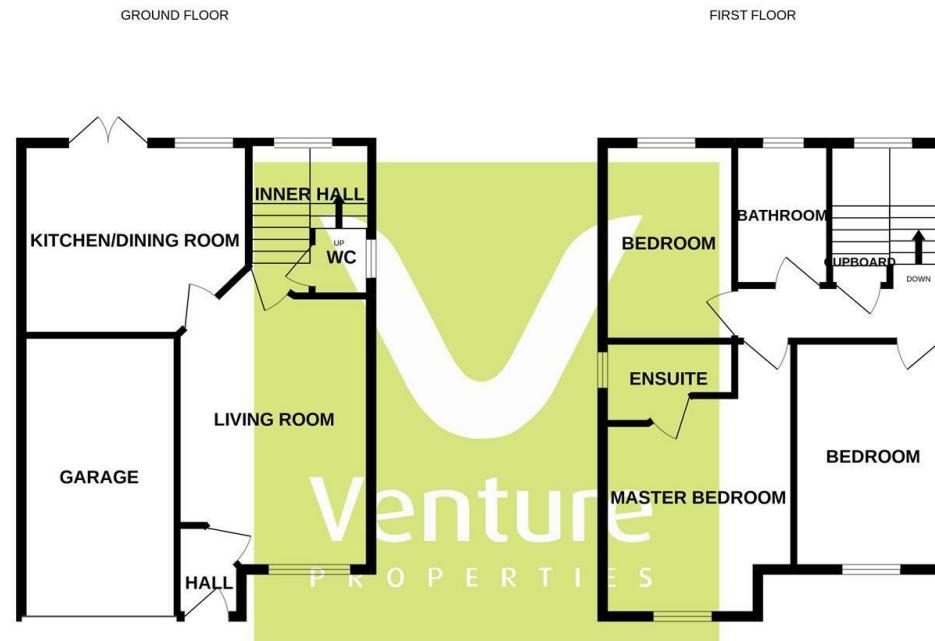
You will lose your Holding Deposit if any of the following occurs:

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.

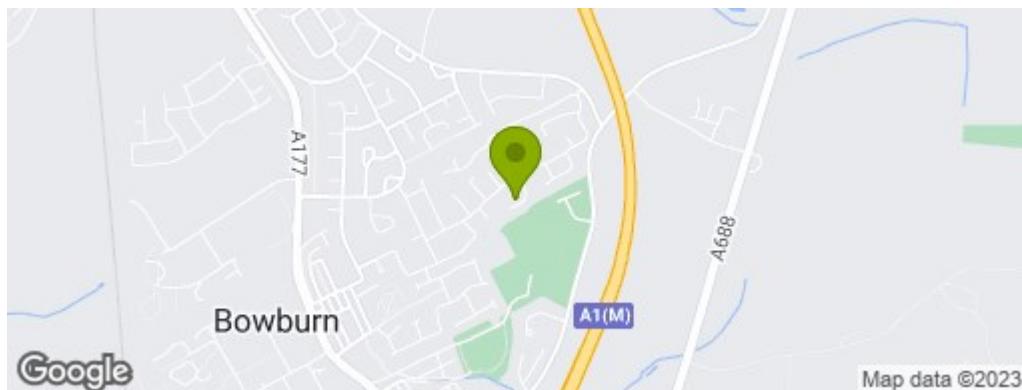
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one month's rent.

### Bond / Deposit

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



Whilst every care 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

EPC RATING - C COUNCIL TAX BAND - C UNFURNISHED

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