



Blenkin Way

Spennymoor DL16 6BG

£1,200 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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Blenkin Way

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- Superb family home
- EPC RATING - B
- Two stylish bathrooms & Ground floor WC

- Four generously proportioned
- Built in the Downham house type by Taylor Wimpey
- Gardens & Garage

- Fantastic 26ft open plan kitchen and dining room
- Fully integrated kitchen
- Easy access to local amenities

***** NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY *****
Located on the popular Durham Gate development by Taylor Wimpey, Venture Properties are delighted to offer the opportunity to rent this spacious four bedroom detached property built in the Downham design, ideally suited to families.

The welcoming hallway with cloakroom/WC creates a feeling of space which is evident throughout the property. It leads in to the living room with bay window and double doors opening in to the fantastic open plan kitchen and dining room, which is perfectly designed for modern living and entertaining. The kitchen is comprehensively fitted and includes a full range of integrated appliances. To the first floor, a large landing gives access to the master bedroom with an en-suite shower room and fitted wardrobes. There are two further double bedrooms and a well proportioned single bedroom, sharing the stylish family bathroom. Externally the property enjoys a lawned garden to the front with a double driveway providing parking for two vehicles, leading to the garage and an enclosed, lawned garden to the rear.

Durham Gate is excellently placed for commuting as it is located just off the A167 for travel to Durham and Darlington. There is also easy access to the A1(M) for commuting across the region.

Viewing is highly recommended for full appreciation.

EPC RATING - B. COUNCIL TAX BAND - D.

GROUND FLOOR

Entrance Hall

A welcoming entrance hallway with stairs leading to the first floor, tiled flooring and radiator.

Cloakroom/WC

Comprising of a low level WC, pedestal wash basin, tiled flooring, radiator and extractor.

Living Room

17'3" x 10'5" (5.27m x 3.18m)

A spacious reception room with UPVC double glazed bay window to the front, two radiators and double doors opening to the kitchen and dining room.

Further Living Room Image

Open Plan Kitchen and Dining Room

26'0" x 9'9" (7.94m x 2.99m)

An impressive open plan living space which is perfect for modern family living and entertaining.

The kitchen is fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in stainless steel double oven and gas hob with stainless steel extractor over, an integrated fridge, freezer, dishwasher and washing machine. Further features include tiled flooring, recessed spotlighting and two radiators. There is lots of natural light with two UPVC double glazed windows and french doors opening in to the rear garden.

Kitchen Image

Dining Area Image

FIRST FLOOR

Landing

A large landing with UPVC double glazed window to the front, a storage cupboard and access to the loft.

Master Bedroom

14'1" x 9'11" (4.30m x 3.04m)

Generous double bedroom with a UPVC double glazed window to the rear, fitted wardrobes, radiator, TV and telephone points.

Ensuite

Fitted with a cubicle having mains fed shower, pedestal wash basin and WC. Having fully tiled walls, recessed spotlighting, an extractor fan and stainless steel heated towel rail.

Bedroom Two

11'6" x 10'9" (3.51m x 3.29m)

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

Bedroom Three

11'7" x 9'11" (3.55m x 3.04m)

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

Bedroom Four

8'7" x 8'3" (2.63m x 2.53m)

A further well proportioned bedroom with a UPVC double glazed window to the front and radiator.

Family Bathroom/WC

A stylish family bathroom comprising of a bath with mains fed shower over, pedestal wash basin and WC. Having tiled splashbacks and flooring, a stainless steel heated towel rail, recessed spotlighting, airing cupboard and UPVC double glazed opaque window to the side.

EXTERNAL

To the front of the property is a lawned garden and double width driveway for off street parking, whilst to the rear is an enclosed garden mainly laid to lawn.

GARAGE

Having an up and over door, power and lighting and housing the gas central heating boiler.

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.

Reposit - Rent Without A Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 4 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

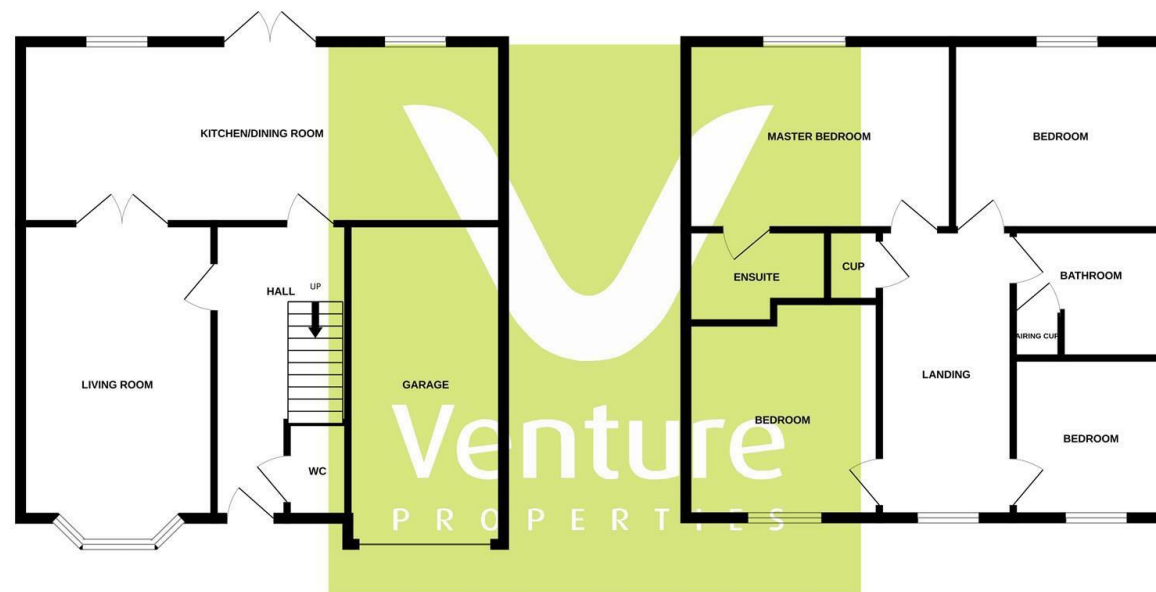
Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start. This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

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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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