



Neasham Road

Darlington DL1 4DJ

£695 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.



www.venturepropertiesuk.com

Neasham Road

Darlington DL1 4DJ



- 3 Bedrooms
- Modern Kitchen & Bathroom
- Rarely Available

- Semi-detached
- Viewing Recommended
- Close to Major Employers

- Eastbourne
- Council Tax Band B
- Close to Railway Station

A three bedroom, semi detached property, located in the Eastbourne area of Darlington. The property has undergone a few improvements, including new kitchen and bathroom and decoration. The property is close to local amenities and transport links. Early viewing is highly recommended.

Council Tax Band B.

Entrance Hallway

UPVC part glazed front door, double radiator, stairs leading to the first floor and under stairs storage cupboard.

Living Room

11'6" x 12'6" (3.526 x 3.822)

Living area with double glazed bay window, double radiator, electric fire with mantelpiece and opening leading to kitchen/diner.

Kitchen/Diner

19'0" x 11'11" (5.811 x 3.641)

Modern kitchen suite comprising floor, wall and drawer units, contrasting work surfaces, stainless steel sink and mixer tap, electric oven and gas hob, tiled up stands, washing machine, fridge freezer, double glazed window, double radiator and UPVC double glazed sliding door leading to rear garden.

Kitchen/Diner

Additional photo.

First Floor

Landing with double glazed window.

Bedroom One

11'6" x 10'8" (3.522 x 3.266)

Double bedroom situated to the front of the property with double glazed bay window and single radiator.

Bedroom Two

12'0" x 10'8" (3.658 x 3.269)

Double bedroom situated to the rear of the property with double glazed window and single radiator.

Bedroom Three

8'1" x 7'11" (2.466 x 2.429)

Situated to the front of the property with double glazed window and single radiator.

Bathroom

Modern bathroom suite comprising low level w/c, wash hand basin, panelled bath with overhead shower, part tiled walls, double glazed windows and single radiator.

Externally

Enclosed garden to the front of the property with driveway allowing off street parking, and gated side access to enclosed rear garden with garage.

Council Tax

Band B.

Holding Deposit

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.

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 as an alternative to paying the traditional deposit of 5 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.

Deposit

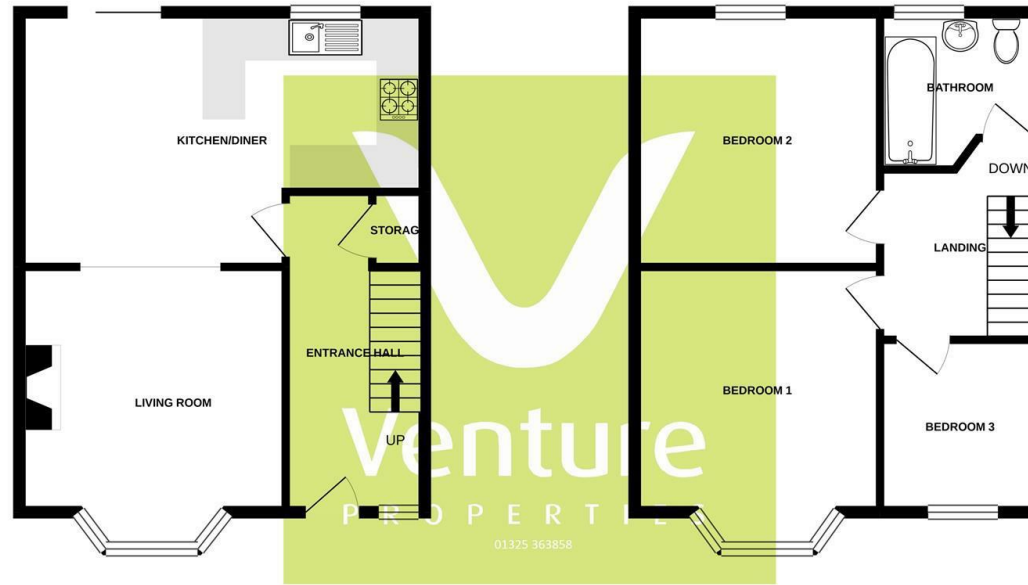
The deposit (bond) amount is equivalent to 5 weeks' rent.

Venture Properties

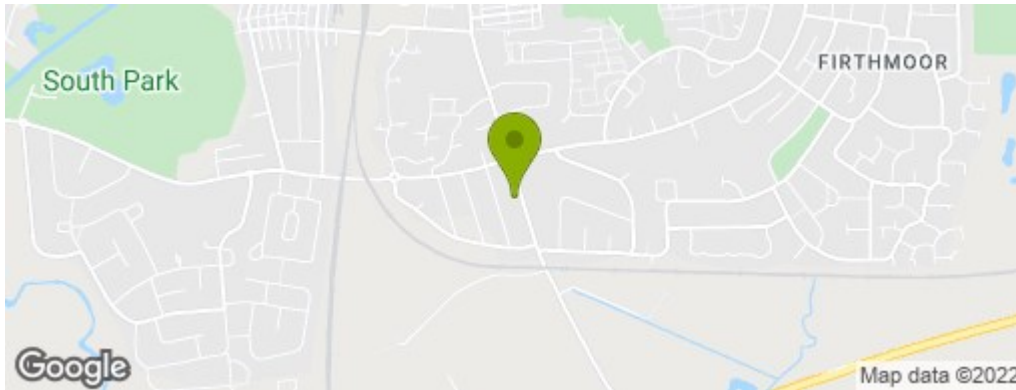
We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you during the duration of your tenancy. The staff will be located in our Darlington office and not in a call centre out of town, which you will get with some other agents.

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.
Made with Metropix ©2021



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
enquiries@venturepropertiesuk.com