

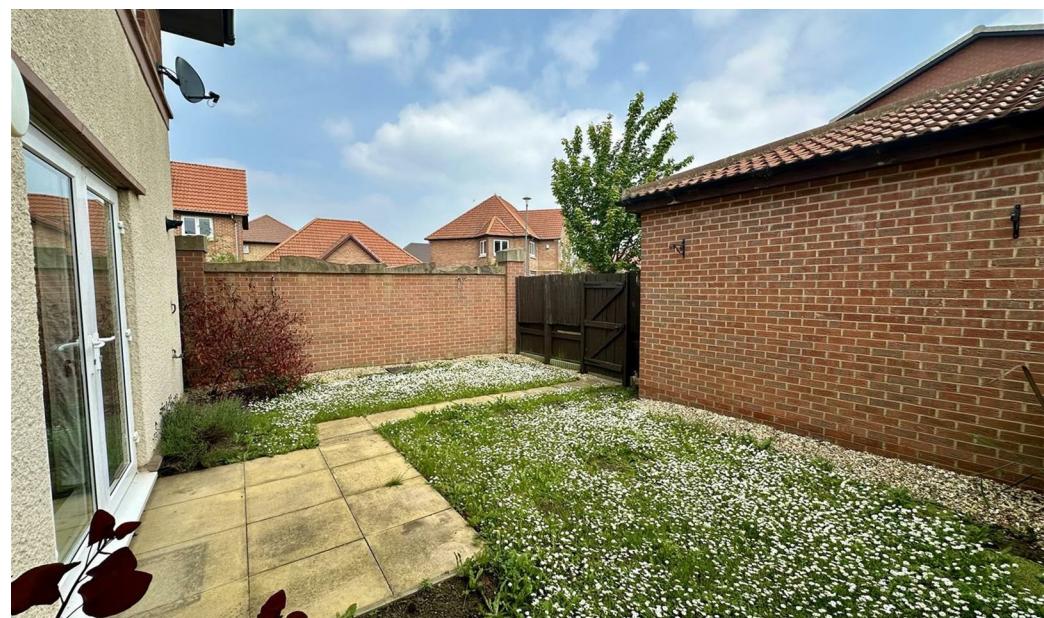


**Edward Pease Way**

Darlington DL2 2GR

£950 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.

# Edward Pease Way

Darlington DL2 2GR



- Four Bedrooms
- Gas Central Heating
- EPC C

- West Park
- Garage & Parking

- Double Glazing
- Council Tax Band C

Welcome to this charming four-bedroom end terrace house located on Edward Pease Way in Darlington. This modern home is a perfect blend of comfort and convenience, offering ample space for a family to thrive.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. With four well-proportioned bedrooms, main with en-suite.

Situated close to local amenities and major routeways, this property provides easy access both within the town and to destinations further afield. The gardens offer a lovely outdoor space to enjoy some fresh air, and the garage provides convenient parking or extra storage.

Being offered with no chain, this house is ready and waiting for its new owners to move in and make it their own. If you are looking for a modern home that ticks all the boxes, then viewing this property is strongly advised. Don't miss out on the opportunity to make this house your new home sweet home!

## Entrance Hallway

## W/C

## Living Room

14'8" x 11'0" (4.480 x 3.374)

## Kitchen/Diner

16'0" x 10'9" (4.877 x 3.277)

## First Floor Landing

**Bedroom One**  
11'0" x 11'0" (3.365 x 3.353)

## En-Suite

**Bedroom Two**  
10'5" x 7'7" (3.180 x 2.320)

**Bedroom Three**  
9'6" x 6'10" (2.911 x 2.104)

**Bedroom Four**  
6'10" x 6'4" (2.108 x 1.945)

## Family Bathroom

## Externally

**Council Tax Band**  
Band C.

## Deposit (bond)

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

## 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.

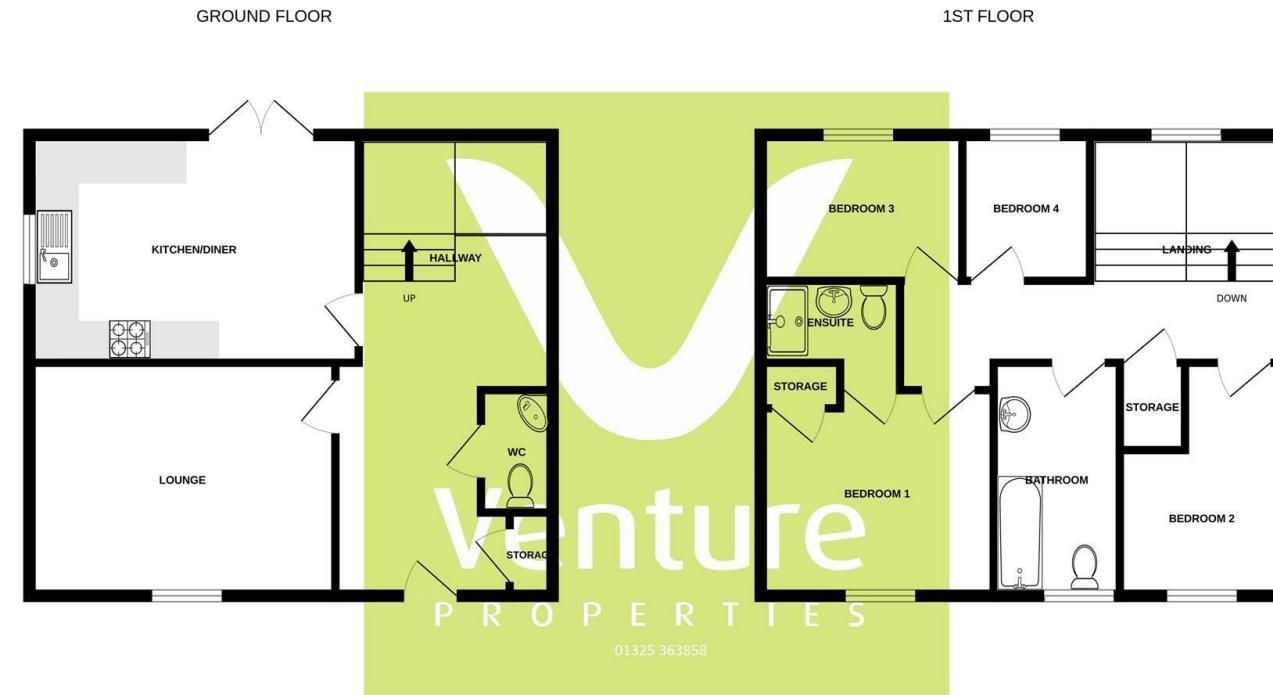
You will lose your Holding Deposit if any of the following occurs:

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 fail to take steps to enter into the tenancy by taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.\*

\*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

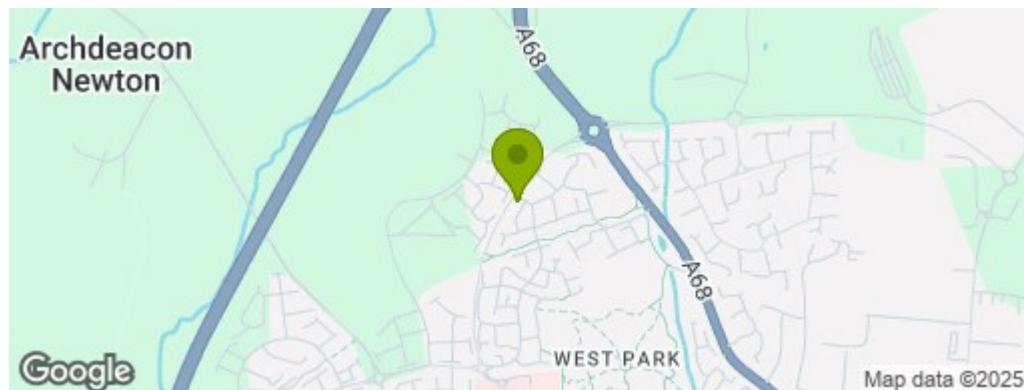
## Venture Properties

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.



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 equipment 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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