



## The Willows

Middleton St. George DL2 1LP

£795 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.

# The Willows

Middleton St. George DL2 1LP



- 3/4 Bedrooms
- Allocated Parking And Garage
- En-Suite Facilities

- Town House
- Gas Central Heating
- Village Location

- Garden To Rear
- Viewing Recommended
- Council Tax Band C

This well presented 3/4 bedroom modern town house is located in the popular village of Middleton St George. The property offers excellent, versatile family living space situated over three floors and the property was built to a high specification to include a fitted kitchen with appliances, ground floor utility and cloakroom, the master bedroom to the 2nd floor has an en-suite and fitted wardrobes. The property also benefits from gas central heating and upvc double glazing, an integral garage, parking and enclosed garden to the rear.

## Entrance Hall

With composite door, radiator, coving to ceiling, under stairs storage cupboard and access into integral garage.

## Ground Floor Cloaks

Low level wc, wash hand basin, radiator, vinyl flooring and extractor.

## Family Room/Bedroom 4

11'2 x 8'10 (3.40m x 2.69m)

Upvc double glazed double doors to the rear, coving to ceiling and radiator.

## Utility Room

With base units, space for washing machine, stainless steel sink unit with mixer tap, radiator, tiled flooring, concealed boiler, door to the rear, extractor and part tiled walls.

## First Floor

Landing. Upvc double glazed window and radiator.

## Lounge

15'10 x 13'11 (4.83m x 4.24m)

L-shaped. Two upvc double glazed windows to the rear, feature fireplace with electric fire, radiator and coving to ceiling.

## Lounge

## Kitchen/Diner

14'8 x 9'9 (4.47m x 2.97m)

Upvc double glazed window to the front, fitted with a range of white oak wall, base and drawer units, contrasting work surfaces, part tiled walls, one and a half bowl stainless steel sink unit with mixer tap, five ring gas hob, oven and extractor, integrated dishwasher, integrated fridge/freezer, vinyl flooring, radiator and ceiling spotlights. There is space for table and chairs.

## Dining Area

## Second Floor

Landing. Airing cupboard and access to loft space.

## Bedroom 1

12'9 x 10'1 (3.89m x 3.07m)

With dormer style window to the front, radiator and fitted triple wardrobes.

## En-Suite

Fitted with a shower cubicle, low level wc, wash hand basin, part tiled walls, dormer style window to the front, radiator and extractor.

## Bedroom 2

12'5 x 9'6 (3.78m x 2.90m)

Dormer style window to the rear and radiator.

## Bedroom 3

7'2 x 6'5 (2.18m x 1.96m)

Dormer style window to the rear and radiator.

## Family Bathroom

Fitted with a white suite comprising panelled bath with shower over, low level wc, wash hand basin, part tiled walls, vinyl flooring, ceiling spotlights and extractor.

## Externally

There is an open plan garden to the front with space for parking leading to an integral garage with up and over door, power and light. There is a courtyard to the rear with gated access.

## 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.

## 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 (Bond)

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

## Council Tax

Band C

## 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.

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





GROUND FLOOR



1ST FLOOR



2ND FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
Made with Metropix ©2017



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[enquiries@venturepropertiesuk.com](mailto:enquiries@venturepropertiesuk.com)