



Eastbourne Road

Darlington DL1 4EP

£495 Per Calendar Month





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Eastbourne Road

Darlington DL1 4EP



- 2 Bedrooms
- Double Glazing
- Close to Amenities

- Terraced Property
- Forecourt to Front
- Close to Railway Station

- Gas Central Heating
- Kitchen/Diner
- Council Tax Band A

A neat and tidy two bedroom terraced property with forecourt in the popular Eastbourne area of Darlington, close to schools, local amenities and Darlington Railway Station.

In brief, the property comprises: entrance vestibule, lounge, kitchen/diner, two bedrooms and bathroom. Externally there is a forecourt to the front and yard to the rear.

Entrance Vestibule

With UPVC front door, leading to lounge.

Lounge

15'07 x 14'01 (4.75m x 4.29m)

With double glazed bay window, double radiator and gas fire with surround.

Kitchen/Diner

14'01 x 11'07 (4.29m x 3.53m)

Beech-effect wall, floor and units with contrasting work surfaces, free-standing cooker and stainless steel sink and drainer. Also with tiled flooring, Ideal combi boiler, two double glazed windows, UPVC back door and double radiator. Easily able to accommodate dining table and chairs.

First Floor

Landing with two storage cupboards leading to.

Bedroom 1

14'02 x 10'02 (4.32m x 3.10m)

Double bedroom to the front with double glazed window and double radiator.

Bedroom 2

10 x 8'02 (3.05m x 2.49m)

Single bedroom to the rear with double glazed window and double radiator.

Bathroom

With WC, hand basin and bath with overhead electric shower, shower screen and shower rail with curtain. There is also a double glazed window and double radiator.

Externally

To the front is a forecourt. To the rear is a yard with raised flower bed, two brick-built outhouses for additional storage and gate providing access to the back lane.

Council Tax

Band A

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.

Deposit (Bond)

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

Venture Properties

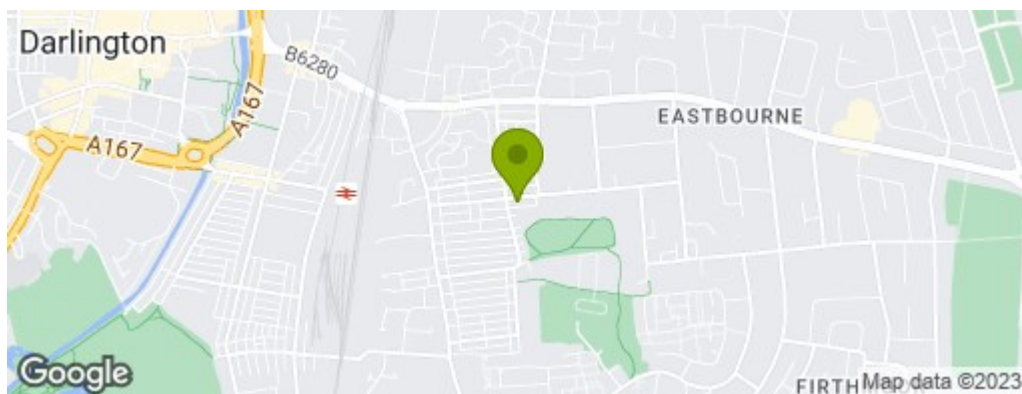
We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you 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.
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