



## Dunster Close

Darlington DL3 9TR

£595 Per Calendar Month







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# Dunster Close

Darlington DL3 9TR



- Three Bedrooms
- Gas Central Heating
- Gardens Front & Rear

- Contemporary Kitchen & Bathroom
- Outhouse for Extra Storage
- Close to Schools

- Branksome Area
- Council Tax Band A
- Ideal Family Home

NO DEPOSIT OPTION AVAILABLE.

This three bedroom terraced property is situated in the Branksome area of Darlington. The property is close to local amenities, as well as schools and local bus routes and would suit a variety of tenants. Early viewing is highly recommended.

Council Tax Band A.

## Entrance Hall

UPVC part glazed front door, vinyl flooring, single radiator, downstairs w/c, storage cupboard and stairs leading to the first floor.

## W/C

Vinyl flooring, low level w/c, wash hand basin with panelled splash back and double glazed window.

## Living Room

12'11" x 12'8" (3.938 x 3.874)

Large living space with double glazed window and double radiator.

## Kitchen/Diner

18'10" x 9'6" (5.754 x 2.915)

Laminate flooring, modern kitchen suite comprising floor, wall and drawer units, contrasting work surfaces, sink with mixer tap, gas oven and hob with extractor hood, dining area, double glazed window, double radiator and double glazed UPVC patio doors leading into rear garden. Please note, the washing machine is not included.

## Kitchen/Diner

Additional photo.

## Kitchen/Diner

Additional photo.

## Utility

6'9" x 5'11" (2.068 x 1.807)

Laminate flooring, floor unit with work surface, double glazed windows, part tiled wall and part glazed door leading to rear garden.

## First Floor Landing

With double glazed window and airing cupboard, leading to.

## Bedroom One

12'10" x 12'1" (3.930 x 3.695)

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

## Bedroom Two

11'5" x 10'7" (3.488 x 3.244)

Double bedroom situated to the rear with double glazed window, single radiator and built in wardrobe.

## Bedroom Three

8'9" x 7'7" (2.679 x 2.331)

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

## Bathroom

Vinyl flooring, modern bathroom suite comprising low level w/c, wash hand basin, panelled bath with over head shower, tiled walls, double glazed window and heated towel rail.

## Externally

Garden to the front of the property and enclosed garden to the rear with storage building and gated access to rear walkway.

## 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.

## 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)

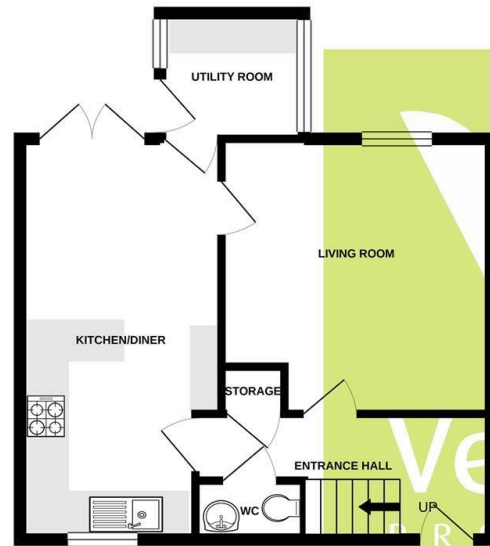
The deposit (bond) amount is equivalent to 5 weeks' rent.

## 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)

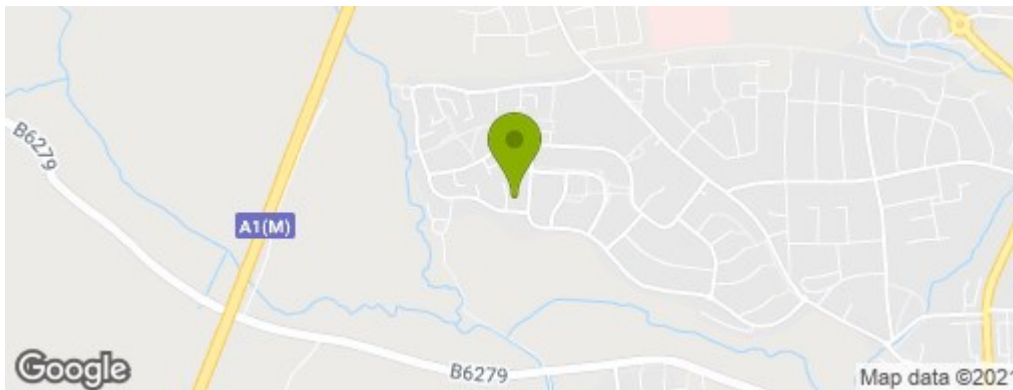
GROUND FLOOR



1ST FLOOR



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

**01325 363858**

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