



McMullen Road

Darlington DL1 1BW

£595 Per Calendar Month

Venture
PROPERTIES



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 **Reposi**

Rent without a deposit

McMullen Road

Darlington DL1 1BW

- Two Double Bedrooms
- Newly Fitted Carpets
- EPC Rating D

NO DEPOSIT OPTION AVAILABLE

This mature, well presented, recently updated two bedroom semi detached property is located in the increasingly popular Eastbourne area of Darlington within walking distance of Retail Parks and Supermarkets and the newly opened Amazon Fulfilment Centre and other major local employers including Cummings Engineering, EE and Magnet.

The property has a newly fitted kitchen and is freshly decorated and recarpeted throughout and benefits from gas central heating and double glazing and in our opinion would suit a variety of tenants.

Entrance Hallway

Accessed via a double glazed door to the side, radiator and stairs to the first floor.

Lounge

12'6" x 15'6" (3.81 x 4.72)

Situated to the front. With large double glazed bow window, two radiators, flame effect electric fire set within a feature fire surround with marble hearth and insert.

Dining Room

10'8" x 12'2" (3.25 x 3.71)

Situated to the rear. With radiator, handy understairs storage cupboard and wall mounted electric fire, open plan into kitchen.

Dining Room

Kitchen

7'5" x 14'8" (2.26 x 4.47)

Situated to the rear. With upvc double glazed window to the rear and upvc door to the side. The kitchen has been newly fitted with a range of white gloss, wall, base and drawer units with contrasting work surfaces and matching splashbacks, four ring hob, oven and extractor, space for washing machine and space for fridge freezer, stainless steel sink unit with mixer taps, understairs storage cupboard with shelving, vinyl flooring and radiator.

Kitchen

- Mature Semi Detached
- Close To Many Amenities
- Council Tax Band B



- Gardens Front And Rear
- Newly Fitted Kitchen

3. You withdraw your application.
4. You drag your feet during the application process.

Deposit - Rent without a deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Deposit, 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 Deposit 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.

Staircase/Landing

Landing. With loft access via drop down ladder, fully boarded with power and light, ideal for the home worker.

Main Bedroom

12'6" x 15'6" (3.81 x 4.72)

Situated to the front. With double glazed bow window and a radiator.

Bedroom Two

11'11" x 7'1" (3.63 x 2.16)

Another good size double room situated to the rear. With double glazed window and radiator.

Family Bathroom

Fitted with a white suite comprising, bath with overhead shower, low level wc, wash hand basin, part tiled walls, radiator, double glazed obscure window to the rear.

Externally

To the front of the property is a low maintenance garden, driveway with side access to the rear. To the rear is a low maintenance garden. Garage. The property also enjoys the benefit of off street parking via double wrought iron gates.

Council Tax

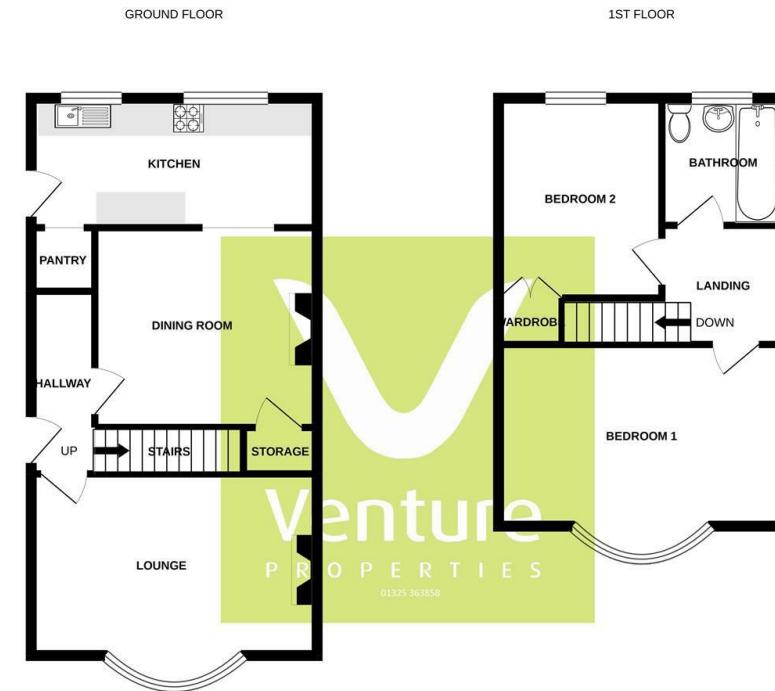
Band B

Holding Deposit

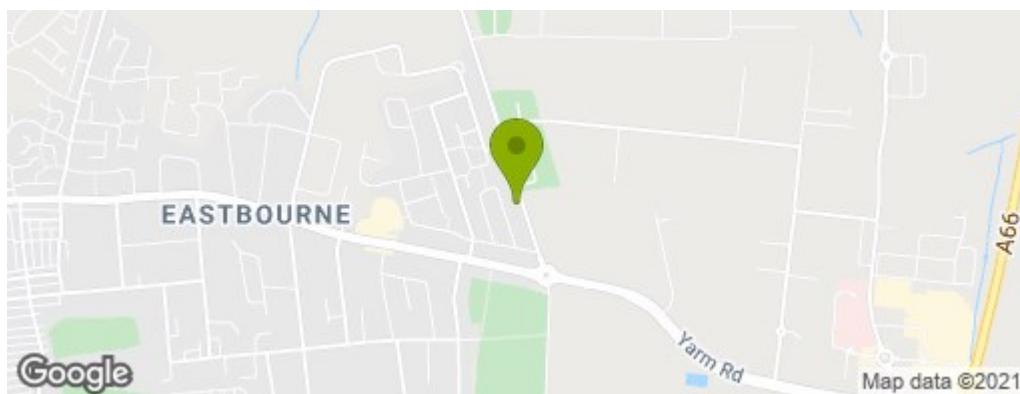
All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained, 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 fixtures and fittings shown have not been tested and no guarantee as to their operability or efficacy can be given.
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