



**Orchard Road**

Darlington DL3 6HR

**£875 Per Calendar Month**



**Venture**  
PROPERTIES



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# Orchard Road

## Darlington DL3 6HR

- Three Bedrooms
- Modern Kitchen
- Council Tax Band C

A stunning, larger than average, three bedroom terraced property in the sought after Cockerton area of Darlington, close to amenities and within easy reach of the hospital and Darlington town centre.

The property enjoys two reception rooms, contemporary kitchen and bathroom and three good-sized bedrooms.

Early viewing is highly recommended.

Council Tax Band B.

### Entrance Vestibule

### Hallway

### Lounge

15'6" x 11'10" (4.747 x 3.617)

### Dining Room

15'4" x 12'11" (4.678 x 3.961)

### Kitchen

15'7" x 9'0" (4.756 x 2.746)

### First Floor

#### Bedroom One

15'11" x 15'5" (4.868 x 4.715)

#### Bedroom Two

13'0" x 9'10" (3.978 x 3.021)

#### Bedroom Three

9'1" x 8'9" (2.777 x 2.674)

- Terraced
- Modern Bathroom
- EPC Rating C



x 3



x 1



x 2

- Cockerton
- Close To Hospital

### 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.

### Deposit - Rent without a deposit

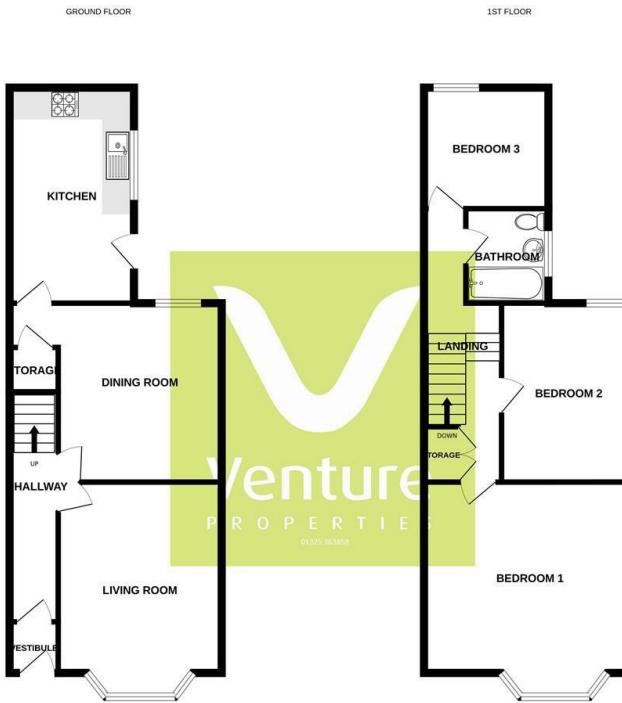
This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Deposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Deposit will be the minimum payment of £150. If the rent is £750, the Deposit will be equivalent to one week's rent at £173.08.

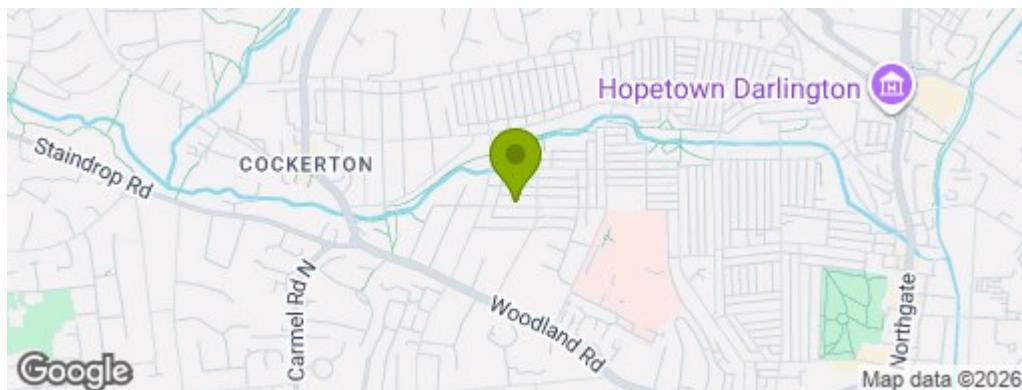
There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

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.

Further information is available at [www.reposit.co.uk/tenants](http://www.reposit.co.uk/tenants).



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon. Venture Properties Ltd. accept no responsibility for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned in the plan have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with ArchiCAD 22/24



## Property Information

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