



Poets Drive

Chester Le Street DH2 2BT

£950 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Nestled in the desirable residential area of Pelton Fell, Chester-le-Street, this newly redecorated and carpeted three-bedroom detached house offers a perfect blend of comfort and modern living. With three spacious reception rooms, this home is ideal for families or those who enjoy entertaining.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient ground floor WC and generous lounge. Adjacent to the lounge is a separate dining room, perfect for family meals or hosting guests. The property also boasts a delightful UPVC double glazed conservatory, which provides a lovely space to relax and enjoy the garden views. The fitted white kitchen is equipped with built-in appliances, making it both stylish and functional.

On the first floor, you will find a well-appointed main bedroom complete with an en suite facility, ensuring privacy and convenience. Two additional bedrooms provide ample space for family or guests, complemented by a modern family bathroom.

The property benefits from UPVC double glazed windows and gas central heating via radiators, ensuring a warm and energy-efficient home. Outside, a driveway offers parking for two vehicles, leading to a single garage for additional storage. Gardens to front and rear.

This charming home is available for immediate rental and is sure to attract interest. We encourage prospective tenants to arrange a viewing promptly by calling 0191 3729898. Don't miss the opportunity to make this delightful property your new home.

Council tax band C
EPC rating C

Rent £950.00 PCM
Holding fee £219.23
Deposit £1096.15

ENTRANCE HALL

GROUND FLOOR WC

LOUNGE
14'10" x 10'10" (4.52m x 3.30m)

DINING ROOM
11'2" x 9'9" (3.40m x 2.97m)

SUN LOUNGE
12' x 9'8" (3.66m x 2.95m)

KITCHEN
10'3" x 8'2" (3.12m x 2.49m)

FIRST FLOOR

MAIN BEDROOM
10'10" x 10'3" (3.30m x 3.12m)

EN SUITE

BEDROOM 2
10'4" x 8'6" (3.15m x 2.59m)

BEDROOM 3
10'10" x 7'2" (3.30m x 2.18m)

BATHROOM/WC

OUTSIDE

GARAGE

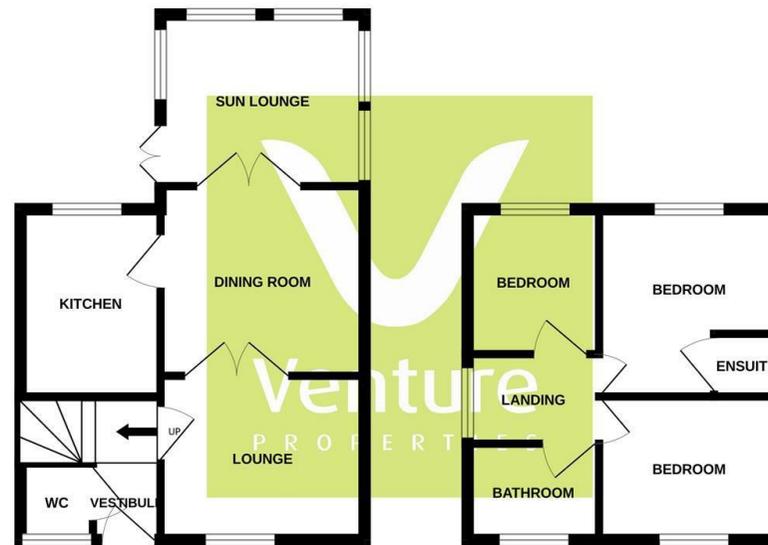
HOLDING FEE AND DEPOSIT

Holding Deposit And 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.

All of our rental properties will require a deposit, payable on the day you move in, equivalent to 5 weeks' rent.



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 fixtures, fittings 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

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