



Conyers Avenue

South Pelaw DH2 2HH

£675 Per Calendar Month



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# Conyers Avenue

South Pelaw DH2 2HH



x 3



x 1



x 1

- Family sized three bedrooomed semi detached home
- Spacious lounge
- Gardens, driveway

- Popular location of South Pelaw
- Refitted kitchen
- Unfurnished, available August 2022

- UPVC d/g, gas c/h via rads
- Refitted bathroom/wc

**NEW TO LET!!** Well presented three bedrooomed, family sized home situated in the popular location of South Pelaw. The property has been updated by the current owner to a good standard and includes UPVC double glazed windows, gas central heating via radiators and also offers off road parking. Comprising of entrance hall, spacious lounge, refitted kitchen/dining room, refitted white bathroom/wc with shower, good sized bedrooms and gardens to front and rear. Unfurnished. Early viewing is essential to appreciate and secure. Available near the end of August 2022.

Rent - £675

Holding Deposit - £155.77 (this will be deducted from your first months rent)

Bond - £778.85

EPC Rating - D

Council Tax Band - A

## Entrance hall

Entered via a UPVC double glazed door, stairs to the first floor

## Lounge

With UPVC double glazed window, tv point, radiator, feature fire place.

## Kitchen / Diner

Fitted with a range of wall and base units, contrasting

worktops, tiled splashbacks, sink unit and drainer, mixer tap, breakfast bar, UPVC double glazed window open to dining room, with UPVC double glazed French doors to the garden.

## Utility

With plumbing for an automatic washing machine

## First Floor Landing

With UPVC double glazed window

## Bedroom One

With UPVC double glazed window, radiator

## Bedroom Two

With UPVC double glazed window, radiator

## Bedroom Three

With UPVC double glazed window, radiator

## Bathroom / Wc

Fitted white suite comprising of a low level wc, pedestal wash hand basin, panelled bath with shower from taps, shower screen, 2 x UPVC double glazed windows.

## External

Open plan lawned garden to the front and off road parking

Whilst to the rear there is a good size fence enclosed lawned garden.

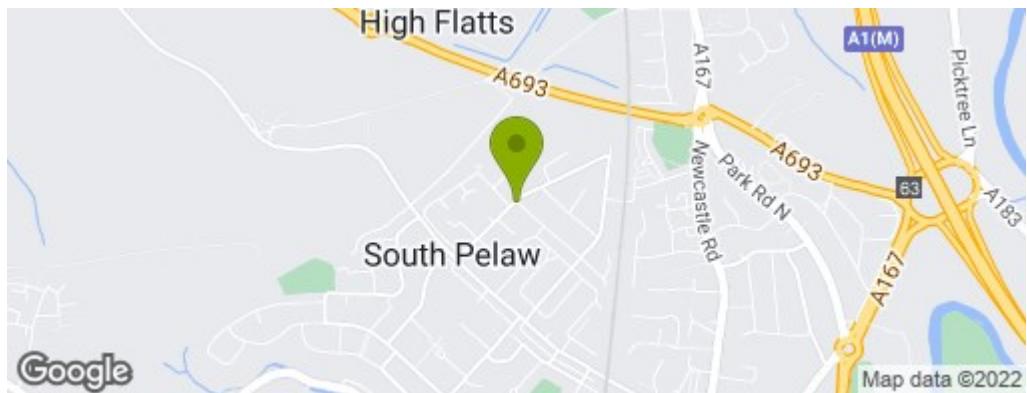
## Deposit and Holding Deposit

**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.



## Property Information

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