



Burnington Drive

Willington DL15 0HY

£600 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 firms employment has the authority to make or give any representation or warranty in respect of the property.





Reposi

Rent without a deposit

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Burnington Drive

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- Must See
- EPC Grade C
- Ground Floor Shower Room

A delightful two bedroom semi detached property available for rent with panoramic views over open fields and countryside. Neutral décor throughout and the added advantage of having two reception rooms as well as a ground floor shower room.

In brief the property comprises of entrance porch, inner hallway, ground floor shower room, lounge, dining room and breakfast kitchen. To the first floor two bedrooms both having fitted wardrobes and a family bathroom. Externally there is off road car parking and a garden to the rear.

Ground Floor

Entrance Porch

Access into a small porch via double opening UPVC doors and a door leads into the inner hallway.

Inner Hallway

Stairs rise to the first floor, central heating radiator and cloaks hanging.

Ground Floor Shower Room

Having a corner shower, WC and wash hand basin. White heated towel rail and obscured UPVC window.

Lounge

12'1" x 15'8" (3.704 x 4.777)

Located to the front elevation of the property having UPVC bay window, three central heating radiators and multi fuel stove with wooden mantle over. Double opening leading into the dining room.

Dining Room

8'1" x 12'0" (2.486 x 3.677)

Having central heating radiator, storage cabinets and double opening doors into the breakfast kitchen.

Breakfast Kitchen

Fitted with a range of wooden base and wall units with laminate work surfaces over and tiled splash backs, one and half bowl sink unit with UPVC window above. Integrated eye level oven and grill with five ring job and extractor over. Three helix roof lights and UPVC patio doors leading to the rear garden with space for small breakfast table if required.

First Floor

Landing

Stairs rise from the inner hallway and provide access to the first floor accommodation. UPVC window.

Bedroom One

11'11" x 13'7" (3.636 x 4.159)

Located to the front elevation of the property having UPVC bay window with lovely open views, central heating radiator and fitted wardrobes and storage cupboards.

- Modern Decor
- Two Reception Rooms
- First Floor Bathroom

Bedroom Two

8'4" x 12'4" (2.547 x 3.775)

Located to the rear elevation of the property having UPVC window, fitted four door wardrobes and radiator.

Bathroom

Fitted with a three piece suite comprising bath with handheld shower attachment, WC and wash hand basin set in a vanity storage cabinet, obscured UPVC window, white heated towel rail and cupboard housing the gas central heating boiler.

Exterior

To the front of the property is a garden area allowing off road parking whilst to the rear is a paved patio garden.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2786-3024-9202-0807-5204?print=true>

EPC Grade C

Holding Deposit /Tenant info

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 Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

Bond/Deposit

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

General Information

Tenure – Freehold

- Breakfast Kitchen
- Two Bedrooms
- Enclosed Gardens

Council Tax Band and Authority – Durham County Council. Band-A

Council Tax Amount -£ 1804.87 Maximum 2024

EPC Grade – D

Water and Drainage – Mains

Gas and Electric -Mains

Broadband Available –Ultrafast broadband is available (Highest available download speed: 1000 Mbps

/ Highest available upload speed 220 Mbps)

Mobile Signal Coverage Available – Good

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

Reposit - Rent Without A Deposit

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 (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 Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

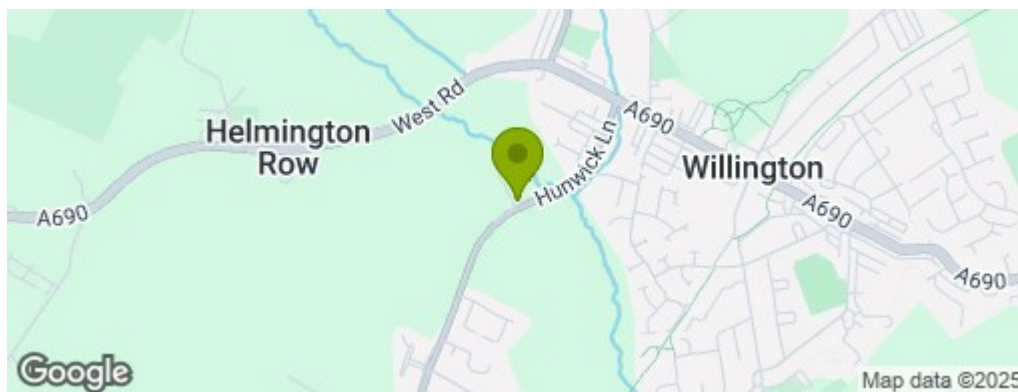
There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with 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.

Further information is available at www.reposit.co.uk/tenants.



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

Tenure- freehold

Durham County Council-Council Tax Band B

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