



## Salisbury Terrace

Darlington DL3 6NX

£495 Per Calendar Month







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# Salisbury Terrace

Darlington DL3 6NX



- 2 Bedrooms
- Modern Kitchen & Bathroom
- Close to Hospital

- 2 Reception Rooms
- Denes location
- Viewing Highly Recommended

- Terraced
- Close to Amenities

NO DEPOSIT OPTION AVAILABLE.

This large two bedroom terraced property must be seen. Situated in the ever popular Denes location, the property is close to local amenities and in brief the accommodation comprises: entrance vestibule, lounge, kitchen, dining room, two bedroom, bathrooms and an upstairs bathroom with a yard to rear.

Council Tax Band A

## Entrance vestibule

### Hallway

With spotlights and smoke alarm.

### Lounge

13'3" x 10'5" (4.04 x 3.20)

Situated to the front of the property with a bay window, coving, electric fire and radiator.

### Dining room

14'0" x 10'11" (4.29 x 3.34)

Situated to the rear of the property with stylish electric fire, under stair storage, window, radiator and a brand new combi boiler housed in a cupboard in the alcove.

### Kitchen

13'6" x 6'9" (4.13 x 2.07)

Situated to the rear of the property with part tiled walls, stainless steel sink with mixer tap, mixed range of wall, base and floor units, extractor fan, integrated hob and oven, space for and plumbing for a washing machine, space for fridge freezer, window and door.

### Landing and hallway

Staircase with sunken spotlights, landing with smoke alarm.

### Bedroom 1

11'4" x 14'0" (3.47 x 4.29)

Situated to the front of the property with radiator, window and over stair storage.

### Bedroom 2

10'11" x 9'3" (3.35 x 2.84)

Situated to the rear of the property with radiator and window.

### Bathroom

4'3" x 7'11" (1.32 x 2.43)

Situated to the rear of the property, with part tiled walls, fitted with a paneled bath with over shower, low level w.c. and wash hand basin, UPVC frosted window, extractor fan and contemporary heated towel rail.

### Externally

To the rear of the property we have an enclosed court yard, with brick built outbuildings.

### Council Tax

Band A

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

### 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.

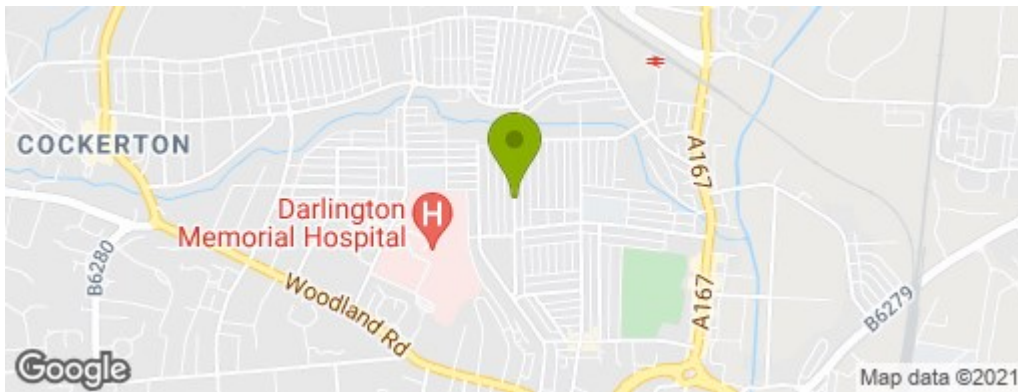
### Reposit (Rent without a deposit)

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 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 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.

[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[enquiries@venturepropertiesuk.com](mailto:enquiries@venturepropertiesuk.com)