

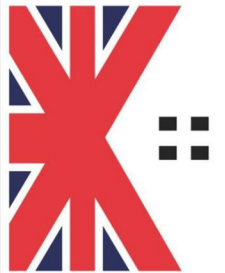


**Newton Lane**

Darlington DL3 9HA

**£495 Per Calendar Month**





BRITISH  
PROPERTY  
AWARDS  
2020 - 2021

GOLD WINNER

LETTING AGENT  
IN DARLINGTON



Reposi

Rent without a deposit

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# Newton Lane

Darlington DL3 9HA



- Three Bedroom
- Branksome Location

- End Terrace Property
- Ideal for Families

- EPC Rating D
- Close to Amenities & Schools

NO DEPOSIT OPTION AVAILABLE.

A spacious three bedroom end-terraced property in the Branksome area of Darlington, close to local amenities and schooling. The property would suit a variety of tenants, especially families, and early viewing is recommended to avoid disappointment.

Furniture included: single bed, wardrobes in double bedrooms, built-in desk, chest of drawers, corner couch in living room, 2 units, table and 4 chairs and mirror.

Council Tax: Band A

## Entrance Hall

Upvc door to the front, radiator and laminate flooring. Under stairs storage cupboard, upvc window to the side and stairs to the first floor.

## Lounge

12'11 x 13'7 (3.94m x 4.14m)

Upvc double glazed window to the front, laminate flooring, radiator and recess into chimney breast.

## Dining Room

8'10 x 7'10 (2.69m x 2.39m)

Open plan from Lounge. Upvc double glazed window to the rear, radiator.

## Kitchen

8'9 x 11'7 (2.67m x 3.53m)

Upvc double glazed window to the side and door to the rear. Fitted with a range of medium beech wall, base and drawer units, contrasting work surfaces, vinyl flooring, space for washing machine, stainless steel sink unit with mixer tap, wall mounted boiler, space for fridge/freezer, space for cooker, fully tiled walls.

## First Floor

Landing.

## Bedroom 1

13' x 10'4 (3.96m x 3.15m)

Upvc double glazed window to the front, laminate flooring and radiator.

## Bedroom 2

11'11 x 8'11 (3.63m x 2.72m)

Upvc double glazed window to the rear and laminate flooring.

## Bedroom 3

9'4 x 7'5 (2.84m x 2.26m)

Upvc double glazed window to the front and laminate flooring.

## Bathroom

Fitted with a suite comprising panelled bath with shower over and shower screen, low level wc, wash hand basin, vinyl flooring, obscure window to the rear and fully tiled walls.

## Externally

The property stands on a prime corner position offering off street parking for ample vehicles. There are gardens to the front, side and rear. The rear garden being decked and paved.

## 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.

## 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.

## Deposit (Bond)

All of our rental properties will require a deposit, payable on the day you move in, 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.

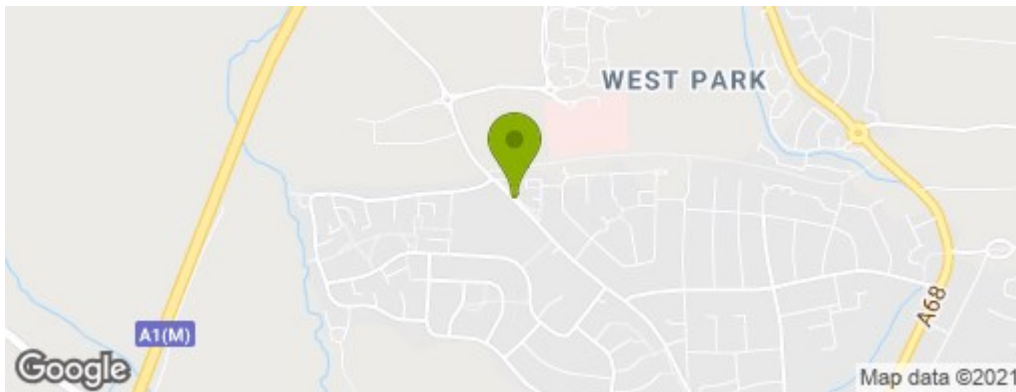


GROUND FLOOR



1ST FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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## Property Information

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