



Cumberland Street

Darlington DL3 0LZ

£425 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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# Cumberland Street

Darlington DL3 0LZ



- Two Double Bedrooms
- Gas Central Heating
- Enclosed Yard

- Two Reception Rooms
- Double Glazing
- Viewing Recommended

- Modern Stylish Kitchen
- North Road Area
- Council Tax Band A

## NO DEPOSIT OPTION AVAILABLE.

A nicely presented two bedroom terraced property with the benefit of gas central heating, double glazing, two reception rooms and two large bedrooms the property also boasts a modern stylish kitchen and bathroom with shower.

The property is presented in neutral colour schemes and is close to a host of amenities and link roads and a viewing comes highly recommended.

### ENTRANCE VESTIBULE

with laminate flooring leading into

### LOUNGE

With beech-effect laminate flooring, feature fireplace and ceiling light.

### DINING ROOM

To the rear of the property with modern feature fireplace with flame effect fire, beech laminate flooring, under-stairs cupboard for storage.

### KITCHEN

With a range of stylish beech effect floor and wall units, stainless steel hob and oven and chimney extractor hood, stainless steel sink and drainer, laminate beech effect flooring and ceiling spotlight.

### BATHROOM

a white suite comprising wc, handbasin, bath with shower over.

### BEDROOM 1

A large double room to the rear.

### BEDROOM 2

Another double room situated to the front of the property.

### EXTERNALLY

A private enclosed rear yard to the rear.

### COUNCIL TAX

Band A.

### 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.

### 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:

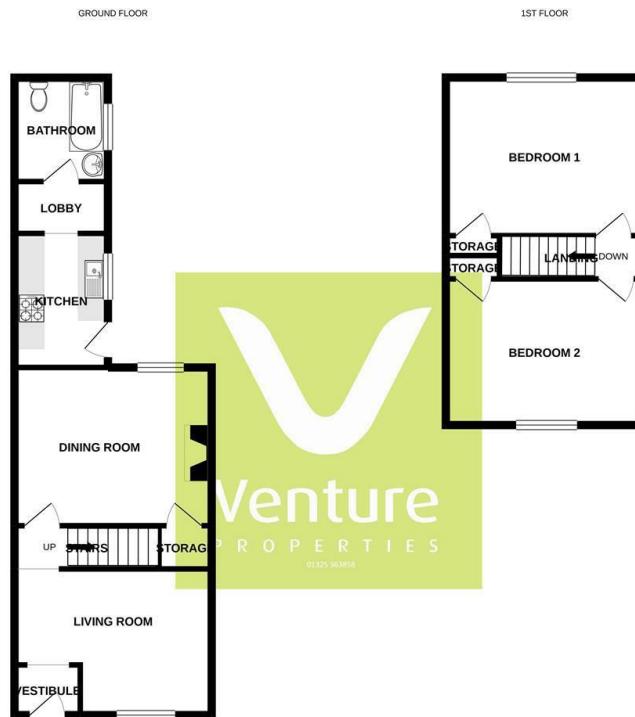
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

### DEPOSIT (BOND)

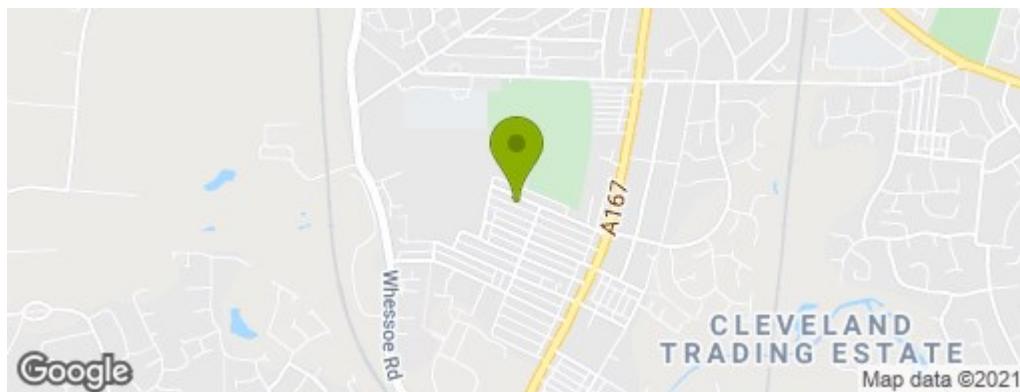
The deposit (bond) amount is equivalent to 5 weeks' rent.

### 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements and dimensions are approximate only. No guarantee is given in respect of any omission or miss statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned 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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