



Vine Street

Darlington DL3 6HW

£450 Per Calendar Month







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# Reposi

Rent without a deposit

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# Vine Street

Darlington DL3 6HW



- Two Bedrooms
- Close To Hospital

- Gas Central Heating
- Denes Location

- Double Glazing
- Council Tax Band A

NO DEPOSIT OPTION AVAILABLE.

This two bedroom, terraced property with forecourt to the front comes to the market having undergone recent decoration and home improvements. The property is within walking distance to Darlington Memorial Hospital, as well as local amenities and bus links. The property is situated in the Denes, and is also close to Cockerton Village and Darlington Town Centre. The property in brief: Entrance Vestibule, Living Room, Kitchen Diner, Two Bedrooms, Bathroom, Forecourt to front and Yard to rear. Early viewing is highly recommended.

Council Tax Band A.

## Entrance Vestibule

UPVC front door, leading to.

## Living Room

15'5" x 13'1" (4.707 x 4.003)

Double glazed bay window, double radiator and electric fire, leading to.

## Kitchen/Diner

13'1" x 11'5" (4.009 x 3.498)

Laminate flooring, kitchen suite comprising of floor, wall and drawer units, contrasting work surfaces, stainless steel sink, part tiled walls, washing machine, oven and hob, single radiator, part glazed door leading to rear yard, space for dining table and chairs and stairs to first floor.

## First Floor

Leading to.

## Bedroom One

13'3" x 13'1" (4.063 x 3.989)

Double bedroom situated to the front of the property, double glazed window, double radiator and access to jack and jill style bathroom.

## Bedroom Two

8'2" x 8'1" (2.498 x 2.488)

Situated to the rear with double glazed window, single radiator and access to jack and jill style bathroom.

## Bathroom

Jack and Jill style bathroom with laminate flooring, bathroom suite comprising of low level w/c, wash hand basin, panelled bath with overhead shower, part tiled walls, double glazed window, single radiator and airing cupboard.

## Externally

Forecourt to front and enclosed yard to the rear with out building and gated access to rear alleyway.

## Council Tax Band

Band A

## Holding Deposits

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)

All of our rental properties will require a deposit, payable on the day you move in, equivalent to 5 weeks' rent.

## 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.

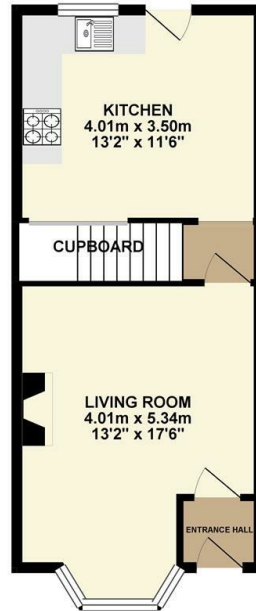
Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

## Venture Properties

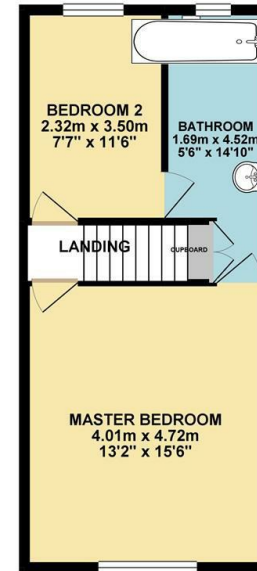
We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you 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.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is made as to their operability or efficiency can be given.  
Home View Reference: K2019



## Property Information

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