



Lewes Road

Darlington DL1 4AU

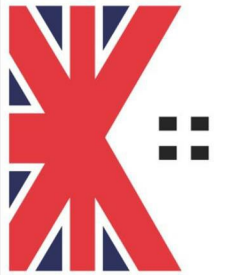
£450 Per Calendar Month







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**GOLD WINNER**

LETTING AGENT  
IN DARLINGTON

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

# Lewes Road

Darlington DL1 4AU



- Mid Terrace
- 2 Bedrooms
- Must be viewed

- Useable Loft Space
- Eastbourne Location
- Council tax band A

- Close to Amenities
- Enclosed Courtyard
- EPC rating D

A well presented deceptively spacious two bedroom mid terraced property located in the Eastbourne area of Darlington. The property has two reception rooms, fitted kitchen, two bedrooms to the first floor and useable loft space, gas central heating and upvc double glazing. The property is ideally located for local retail park, railway station and bus routes in and out of town.

Council Tax Band A

## Entrance Porch

With upvc door to the front and tiled flooring.

## Lounge

14' x 12'2 (4.27m x 3.71m)

Upvc double glazed window to the front, radiator, recess into chimney breast with stove.

## Dining Room

14' x 11'3 (4.27m x 3.43m)

Upvc double glazed double doors to the rear, laminate flooring and radiator.

## Kitchen

10'1 x 6'8 (3.07m x 2.03m)

Upvc double glazed window to the side, fitted with a range of medium beech wall, base and drawer units with contrasting work surfaces, one and a half bowl stainless steel sink unit with mixer taps, space for washing machine, space for fridge/freezer, four ring gas hob, oven, concealed boiler and velux window to the rear.

## First Floor

Landing.

## Bedroom 1

14'1 x 12'2 (4.29m x 3.71m)

Upvc double glazed window to the front, ceiling spotlights and radiator.

## Bedroom 2

10'9 x 7'8 (3.28m x 2.34m)

Upvc double glazed window to the rear, radiator.

## Bathroom

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

## Loft Area

14' x 12' (4.27m x 3.66m)

Accessed via a further staircase. With upvc double glazed window to the rear and radiator.

## Externally

There is an enclosed courtyard with gated access.

## 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:

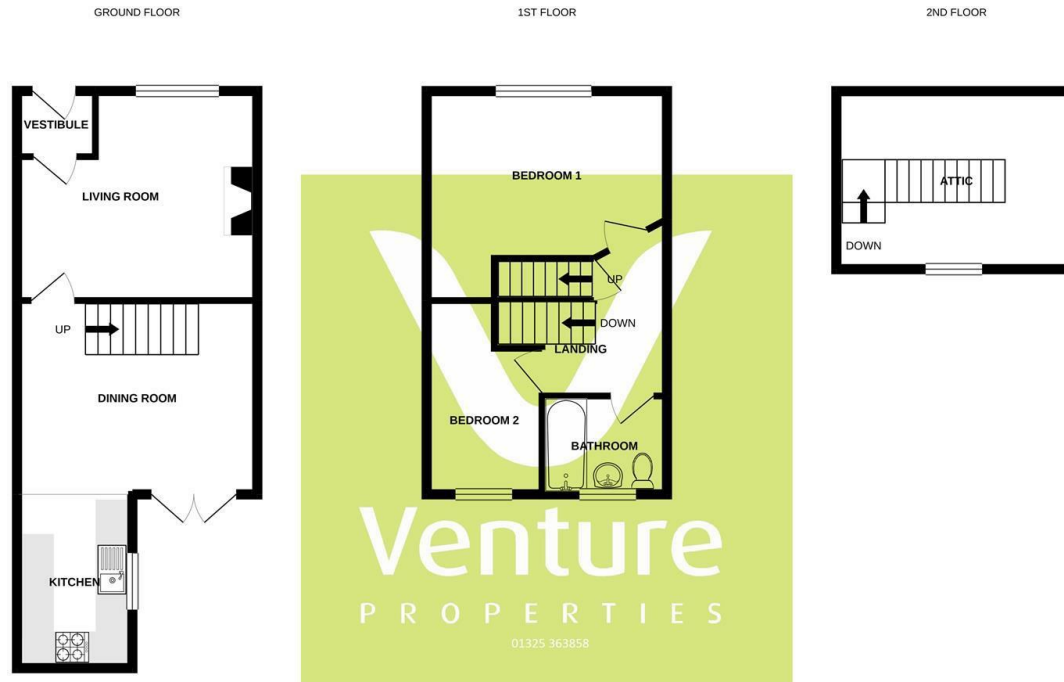
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

## 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.



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.  
Made with Metropix 6/2021

## Property Information

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