



**Front Street**

Wolsingham DL13 3DF

**£700 Per Calendar Month**







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# Front Street

Wolsingham DL13 3DF



- Three Bedroom Detached
- EPC Grade E
- Two Reception Rooms

- Edwardian Features
- Double Fronted
- Village Location

- Modern Bathroom
- Gas Central Heating
- Lovely Fitted Kitchen

Ready to move into now. A lovely example of a THREE BEDROOM PERIOD HOME situated within the HEART OF WOLSINGHAM. The property offers a FAMILY SIZED LAYOUT with LARGE ROOMS including TWO RECEPTIONS and ground floor SHOWER ROOM. The property has a light feel throughout, also has gas central heating via a MODERN BOILER.

## GROUND FLOOR

### Entrance Porch

Via feature double solid wood door.

### Lounge

19'03x17'01 (5.87mx5.21m)

Having feature Edwardian fireplace with tiled hearth and inserts fully working open fire, two double central heating radiators, feature double glazed walk in sash window, feature open original staircase, and window to rear.

### Dining room

18'02 x 11'01 (5.54m x 3.38m)

Having feature fireplace housing gas fire, double glazed walk in sash window to front, laminate wood flooring and double central heating radiator.

### Kitchen

13'02x6'09 (4.01mx2.06m)

Fitted with cream wall and base units having laminate work surfaces over, integrated electric oven and gas hob with extractor hood over, stainless steel sink unit, plumbing for washing machine and dishwasher, tiled splash backs, vinyl flooring and double glazed window and door to rear.

### Shower/Wet room

A walk in wet room with electric shower, w/c, wash hand basin, heated towel rail and extractor fan.

## FIRST FLOOR

### Landing

With spindle staircase and Upvc double glazed window to rear.

### Bedroom One

13'06x11'02 (4.11mx3.40m)

Having fitted wardrobes, separate cupboard, single central heating radiator and double glazed sash window to front.

### Bedroom Two

15'05x9'09 (4.70mx2.97m)

With single central heating radiator and double glazed sash window to front.

### Bedroom Three

11'04x5'08 (3.45mx1.73m)

With cupboard, single central heating radiator and double glazed sash window to front.

### Bathroom

A large bathroom suite fitted with paneled bath having mains shower and screen over, w/c, wash hand basin, double central heating radiator, PVC paneling to part walls and storage cupboard housing gas boiler.

### Externally

Externally to the front is a pleasant forecourt area surrounded by wrought iron fencing. whilst to the rear is a private enclosed yard with two brick built outhouses, one used as a coal house with light, the second has electric point.

## Applications

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.

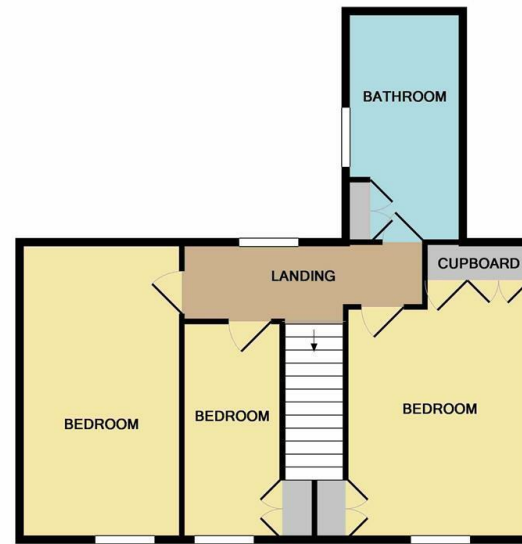
You will lose your Holding Deposit if any of the following occurs:

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.

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



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		91
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	32	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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