

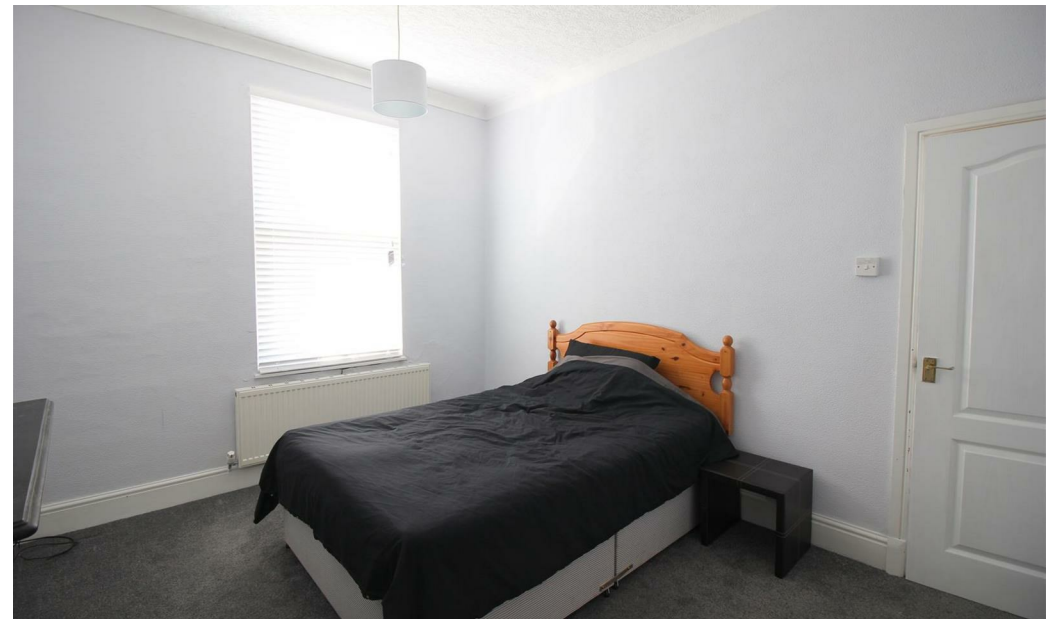


Peabody Street

Darlington DL3 0EL

£375 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Peabody Street

Darlington DL3 0EL



- Mid Terrace
- Downstairs Bathroom
- Viewing Recommended

- 2 Bedrooms
- Fitted Kitchen
- EPC Rating D

- Lounge
- Rear Yard
- Council Tax Band A

A two bedroom mid terrace property situated in the Harrowgate Hill side of town close to local amenities.

In brief the accommodation comprises of: Entrance Hall, Lounge, Kitchen, Downstairs Bathroom/wc. First Floor two Bedrooms, Enclosed Yard to the rear.

Entrance Hall

With upvc door to the front and radiator.

Lounge

12'11 x 12'10 (3.94m x 3.91m)

With upvc double glazed window to the front, radiator.

Kitchen

10'9 x 8'9 (3.28m x 2.67m)

Fitted with a range of wall, base and drawer units, 4 ring gas hob, oven, stainless steel sink unit, space for washer, space for fridge, and space for freezer, upvc double glazed window to the rear.

Rear Lobby

With storage cupboard and door to rear yard.

Downstairs Bathroom

Fitted with a white suite comprising panelled bath with shower over, low level wc, wash hand basin and upvc double glazed obscure window to the rear.

First Floor

Landing. With upvc double glazed window to the rear.

Bedroom 1

12'11 x 10'7 (3.94m x 3.23m)

Upvc duple glazed window to the rear, feature fireplace, storage cupboard and radiator.

Bedroom 2

9'9 x 5'3 (2.97m x 1.60m)

Upvc double glazed window to the front and radiator.

Externally

To the rear of the property is a yard with decking area and gated access to the rear lane.

Council Tax

Band A

Holding Deposit and 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.

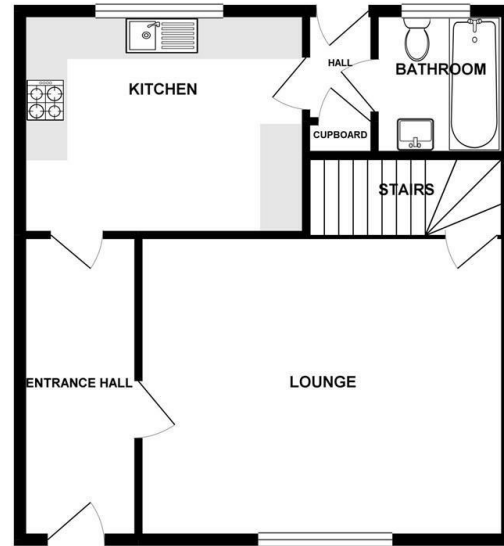
All of our rental properties will require a deposit, payable on the day you move in, equivalent to 5 weeks' rent.

Venture Properties

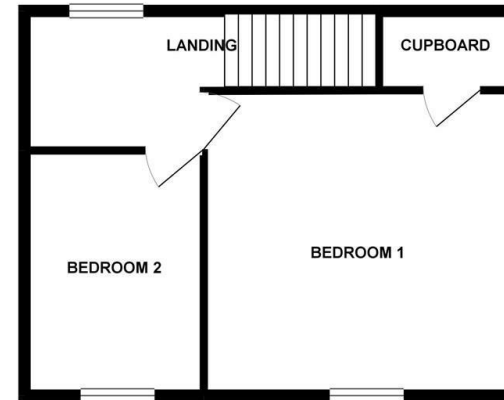
We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you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

www.venturepropertiesuk.com

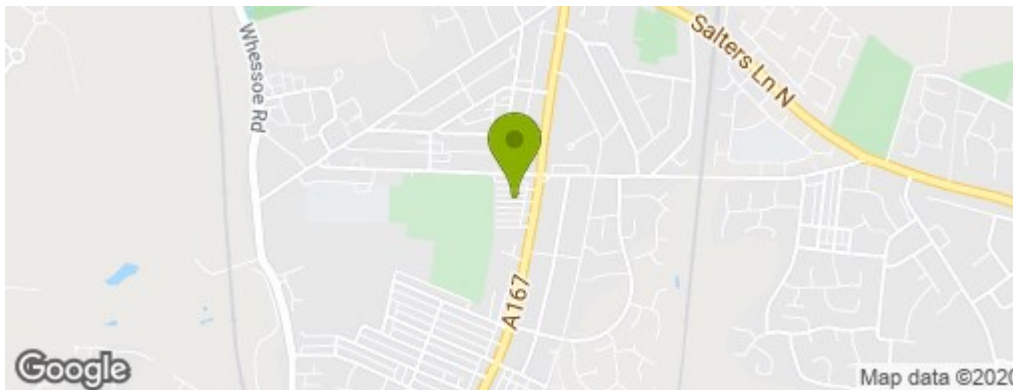
GROUND FLOOR



1ST FLOOR



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.
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