



GSC GRAYS

PROPERTY • ESTATES • LAND



## 21, Pinewood Close

Newton Aycliffe, County Durham, DL5 4FE

**£560 Per Calendar Month**



UNDER REFERENCE. A well presented, two bedroom, semi-detached property complemented by off street parking, single garage and South facing garden. Available from middle/end of February 2021.



### Description

21 Pinewood Close is a two bedroom, semi-detached modern home which offers accommodation briefly comprising of an entrance porch leading into the living room which is to the front aspect with a double glazed window, staircase to the first floor, laminate flooring and a door to the inner hall. Leading off from the inner hall is a storage cupboard, WC/washroom and kitchen. The kitchen is to the rear aspect with a double glazed window, double glazed patio doors opening onto the garden, variety of fitted wall and base units with contrasting work surface, stainless steel sink with mixer tap and drainer, wall mounted central heating boiler, plumbing for washing machine, space for an upright fridge/freezer, along with an integrated electric oven, integrated gas hob and integrated extractor hood. The first floor landing gives access to two bedrooms and a bathroom which offers a bath with shower over, pedestal wash handbasin and WC. To the exterior of the property there is a rear south facing garden which is enclosed and has planted border, circular lawn and a flagged and gravelled patio. The property is set back behind an open plan lawned front garden. There is a driveway providing off street parking for one car and a single garage attached to the side of the property.

### Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of twelve months at a rental figure of £560 per calendar month, payable in advance by standing order. In addition, a deposit of £646 shall also be payable prior to occupation.

### Holding Deposit

Before your application can be fully considered, you will need to pay to Raby Estates a holding deposit equivalent to one weeks' rent for the property you are interested in. Once Raby Estates have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by Raby Estates. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by Raby Estates, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by Raby Estates. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

### References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

### Insurance

Tenants are responsible for the insuring of their own contents.

### Smoking

Smoking is prohibited inside the property.

### Pets

Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

### Local Authority

Durham County Council.

### Council Tax

For Council Tax purposes the property is banded B.

### Services

Mains electricity, drainage, water and gas are connected. Gas fired central heating.

### Particulars

Particulars written and photographs taken February 2021.

### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

## Location Map



## Energy Efficiency Graph

