

Sedgwick Street

Darlington DL3 6QR

£595 Per Calendar Month

Venture PROPERTIES









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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Sedgwick Street

Darlington DL3 6QR



- Mid Terrace
- Kitchen/Diner
- Council Tax Band A
- Two Bedrooms
- Downstairs Bathroom
- EPC Rating D
- Close to Hospital
- Rear Yard
- Denes Location

A well-presented two bedroom mid terraced property situated on a quiet residential street in the Denes area of Darlington within close proximity to the Town Centre, Cockerton Village amenities, popular schools and memorial hospital. In brief the accommodation comprises: entrance vestibule, lounge, inner vestibule, kitchen/diner, rear lobby and downstairs bathroom. Two bedrooms to the first floor. There is yard to the rear. Viewing is recommended.

Entrance Vestibule

Lounge
12'11 x 12'5 (3.94m x 3.78m)

Kitchen/Diner
12'11 x 10'8 (3.94m x 3.25m)

Rear Lobby

Bathroom

First Floor

Bedroom 1
13' x 12'3 (3.96m x 3.73m)

Bedroom 2
13' x 7'4 (3.96m x 2.24m)

Externally

Council Tax
Band A

Deposit (bond)
The deposit (bond) amount is equivalent to 5 weeks' rent.

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.

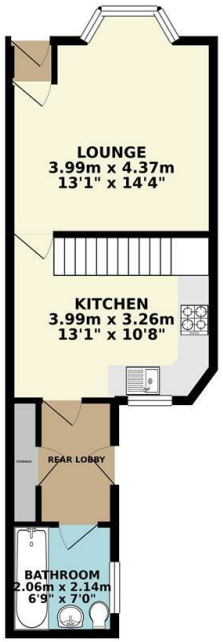
You will lose your Holding Deposit if any of the following occurs:

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 fail to take steps to enter into the tenancy by taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.*

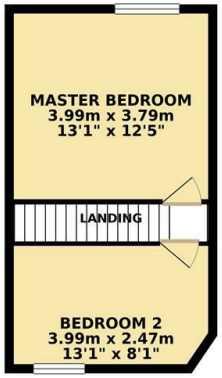
*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

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.

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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Property Information

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