

Thirlmere Road

Darlington DL1 4BJ

£625 Per Calendar Month

Venture
PROPERTIES









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Thirlmere Road

Darlington DL1 4BJ



- Two Bedrooms
- Close To Train Station
- Rear Enclosed Yard
- Eastbourne
- Close To Local Amenities
- Council Tax Band A
- Modern Kitchen
- New Carpets

A recently refurbished two bedroom terrace situated in the Eastbourne area of Darlington. The property comes to the market unfurnished and has undergone a number of refurbishments including new carpets and a new modern kitchen fitted. The property has also been newly decorated throughout and the bathroom benefits from having a bath and separate shower cubicle. The property is close to local amenities and also the Train Station. Early viewing is highly recommended.

Council Tax Band A.

Entrance Vestibule

Lounge
13'9 x 13'9 (4.19m x 4.19m)

Kitchen/Breakfast Room
13'9 x 8'3 (4.19m x 2.51m)

First Floor

Bedroom One
13'9 x 8'8 (4.19m x 2.64m)

Bedroom Two
8'4 x 8' (2.54m x 2.44m)

Bathroom

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:

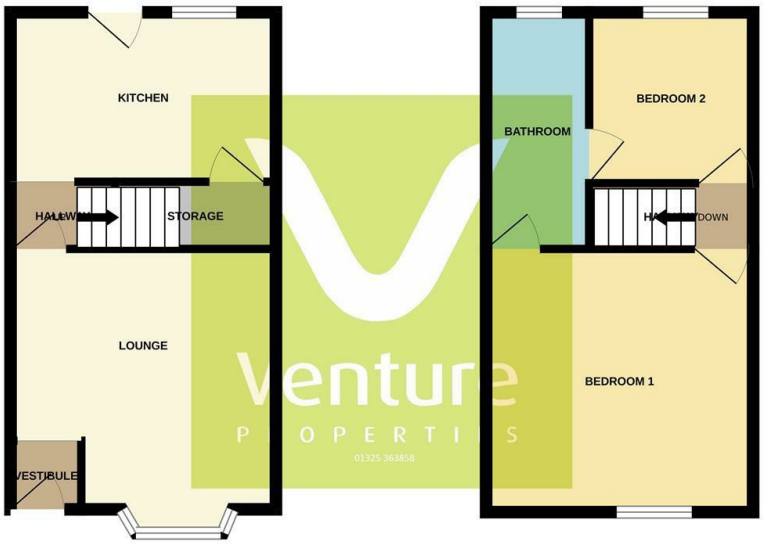
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You fail to take steps to enter into the tenancy by taking 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.

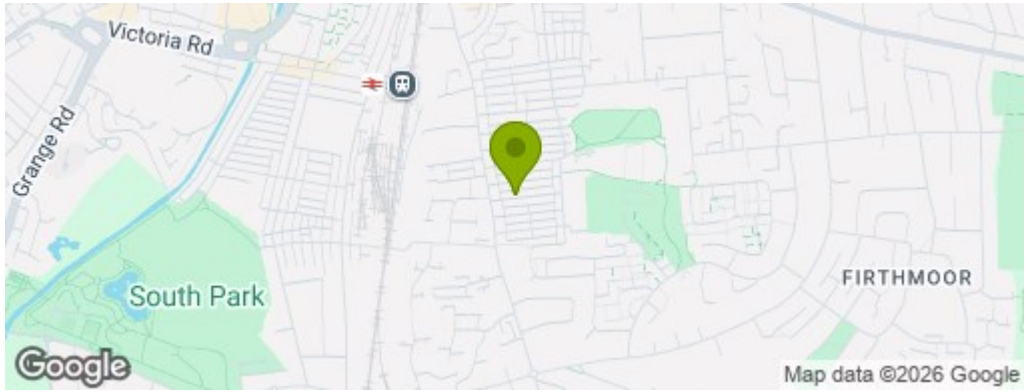
Venture Properties
We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will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