



## Prospect Terrace

Chester Le Street DH3 3TN

£725 Per Calendar Month

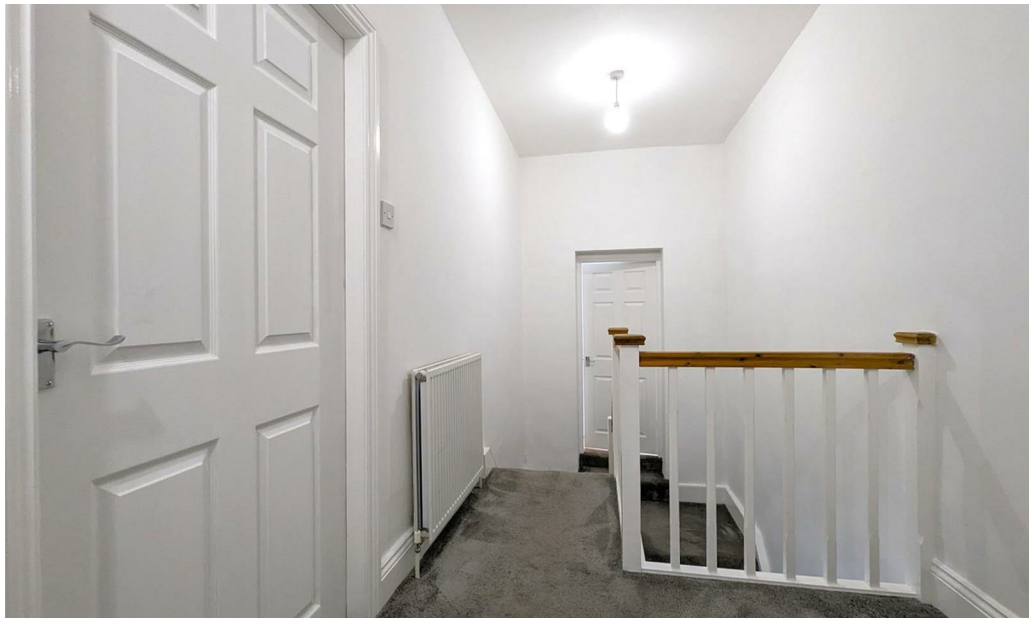






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# Prospect Terrace

## Chester Le Street DH3 3TN



- REPOSIT AVAILABLE
- 3 Bedroom Home

- Town Centre Location

- Close to Local Schools and Amenities

To Rent - This well presented, 3 bedroom mid-terrace home near the centre of Chester-Le-Street. The house has recently been refurbished to an excellent standard and benefits from 3 good sized bedrooms, separate living room and dining area, well equipped kitchen and family bathroom with roll top bath and separate shower cubicle.

The property is well positioned with access to local transport links and access to the A1 close by.

Viewings in person are essential before application can be taken!

Council Tax Band - A  
Energy Performance Rating - C

Rent - £725 PCM  
Holding Deposit - £167.30  
Bond - £836.53

### Ground Floor

#### Entrance Hall

The property is entered via a secure UPVC double glazed external door from the front yard.

#### Living Room

12'9" x 12'9" (3.9 x 3.9)

A spacious living room with grey carpet, feature fireplace, UPVC double glazed window and radiator.

#### Dining Room/Reception Room

14'9" x 12'5" (4.5 x 3.8)

A separate dining area, with newly decorated walls, laminate flooring, UPVC double glazed window, radiator and under-stair storage areas.

### Kitchen

6'4" x 10'9" (1.95 x 3.28)

A well equipped kitchen with a range of wall and base units. Integrated electric fan oven and hob, space for standard washing machine, vinyl floor, UPVC double glazed window, UPVC external door to rear yard and radiator.

### First Floor

Large landing areas leading off to bathroom and bedrooms, storage cupboard.

#### Bedroom One

10'2" x 12'9" (3.1 x 3.9)

A good sized main bedroom with feature wallpaper, UPVC double glazed window and radiator.

#### Bedroom Two

8'8" x 12'5" (2.65 x 3.8)

newly fitted carpet, UPVC double glazed window and radiator.

#### Bedroom Three

9'8" x 7'9" (2.96 x 2.37)

newly fitted carpet, UPVC double glazed window and radiator.

### Bathroom

A good sized family bathroom with white suite comprising of roll top bath, pedestal sink, low level toilet and shower cubicle. UPVC double glazed window, vinyl flooring, chrome heated towel rail, half height tiled walls and boiler cupboard.

### Rear Yard

To the rear of the property is a fenced rear yard.

### Externally

To the front of the property is a small, fenced, forecourt garden.

### Deposit and Holding Deposit

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.

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.

Reposit - Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

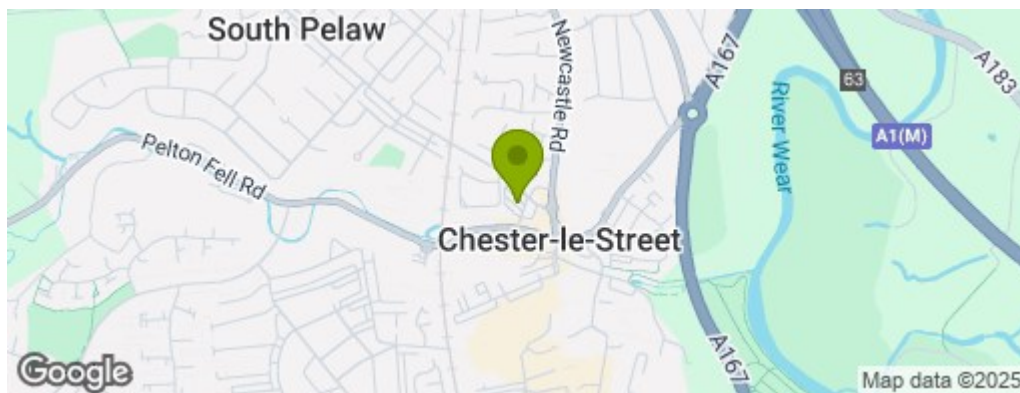
There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Further information is available at [www.reposit.co.uk/tenants](http://www.reposit.co.uk/tenants).

Deposit (Bond)

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



## Property Information

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