



Darlington DL2 2LE

£2,250 Per Calendar Month







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# Darlington DL2 2LE



- 4 Bedrooms
- Large Plot
- 3 Reception Rooms

- Detached
- Garden Maintenance Included in the Rent
- En-Suite off Main Bedroom

- Double Garage
- Sought After Village Location
- Utility Room

## MONTHLY RENT INCLUDES GARDEN MAINTENANCE.

An extremely rare opportunity to rent this stunning, four bedroom, detached property in the sought after village of Merrybent on the outskirts of Darlington. The property boasts an extremely large plot with sizeable gardens to both the front and rear.

As well as this, there's three reception rooms, double garage, utility room, downstairs WC and en-suite off the main bedroom.

### Entrance Hall

10'00 x 18'03 (3.05m x 5.56m)

### Downstairs WC

### Lounge

16'01 x 26'10 (4.90m x 8.18m)

### Dining Room

12'10 x 14'11 (3.91m x 4.55m)

Bi-fold doors to rear, radiator, spotlights to ceiling and Oak double doors to Kitchen.

### Sitting Room

15'03 x 10'10 (4.65m x 3.30m)

### Kitchen/Breakfast Room

20'06 x 11'08 (6.25m x 3.56m)

### Utility Room

10'01 x 8'06 (3.07m x 2.59m)

### Study

7'08 x 8'06 (2.34m x 2.59m)

### Bedroom One

16'01 x 23'10 (4.90m x 7.26m)

### En-Suite

### Bedroom Two

14'01 x 10'09 (4.29m x 3.28m)

### Bedroom Three

11'09 x 14'01 (3.58m x 4.29m)

### Bathroom

### Externally

### Double Garage

26'01 x 17'07 (7.95m x 5.36m)

### Council Tax

Band F

### 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.

### 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.

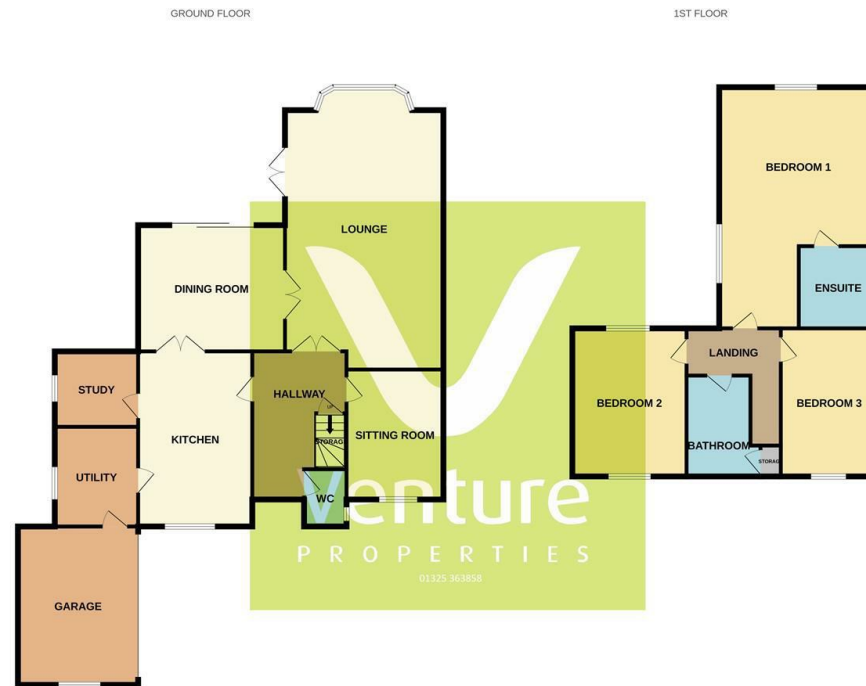
Further information is available at [www.reposit.co.uk/tenants](http://www.reposit.co.uk/tenants).

### Deposit (bond)

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

### 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.



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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