



Ripley Close

Chester Le Street DH2 1TR

£1,300 Per Calendar Month





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.



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Situated in Ripley Close, Ouston, Chester Le Street, this immaculately presented four-bedroom detached house is a true gem waiting to be discovered. Spread over three floors, this newly redecorated and refloored property is available after 25th March, offering a fresh start for new tenants.

As you step inside, you are greeted by generous living spaces including a lounge, a fitted kitchen with built-in appliances, a utility room, and a convenient ground floor wc. The first floor boasts a bedroom with an ensuite, along with two additional bedrooms, family bathroom/wc, while the top floor surprises with another double bedroom complete with its own en suite.

The property's open aspect to the front allows natural light to flood the interiors, creating a warm and inviting atmosphere. With the added bonuses of a single garage, double parking, and a garden to the rear, this home truly caters to both comfort and convenience.

Council tax band D
EPC rating B

Rent £1300 PCM
Holding fee £300
Deposit £1500

ENTRANCE HALL

LOUNGE

12'10" x 12'4" (3.91m x 3.76m)

KITCHEN/DINING ROOM

18' x 9'4" (5.49m x 2.84m)

UTILITY

GROUND FLOOR WC

FIRST FLOOR

BEDROOM 2

12'11" x 10'8" (3.94m x 3.25m)

EN SUITE

BEDROOM 3

9'6" x 9'6" (2.90m x 2.90m)

BEDROOM 4

9'7" x 8'4" (2.92m x 2.54m)

BATHROOM/WC

SECOND FLOOR

BEDROOM 1

13'6" x 11'4" (4.11m x 3.45m)

EN SUITE

OUTSIDE

GARAGE

HOLDING DEPOSIT/DEPOSIT

Holding Deposit And 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 drag your feet during the application process.

All of our rental properties will require a deposit, payable on the day you move in, equivalent to 5 weeks rent.

www.venturepropertiesuk.com



Property Information

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