

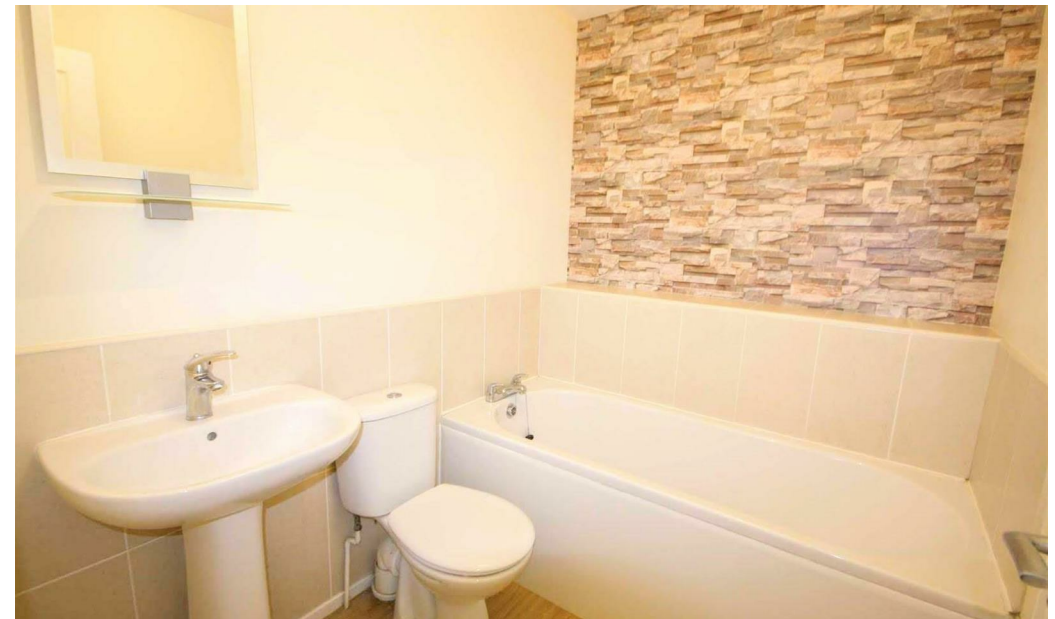


Fellway

Chester-Le-Street DH2 2BY

£695 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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

Fellway

Chester-Le-Street DH2 2BY



Nestled in the charming area of Fellway, Pelton Fell, this 3 bedroom mid link house presents an excellent opportunity for those seeking a comfortable family home. The property boasts a spacious lounge, modern fitted kitchen with integrated oven and hob, 3 bedrooms, a main bathroom and a downstairs toilet making it ideal for families or those looking for extra space. Externally there is an enclosed garden to the rear and off road parking at the front of the property.

Viewing is essential - Decoration may of changed due to current tenancy

Rent £695 pcm
Holding Deposit £160.38
Bond £801.92

Council Tax Band: A
EPC Rating: C

ENTRANCE VESTIBULE

Entered via part glazed external door, stairs leading off, door to lounge.

LOUNGE

16'10" x 10'8" (5.13 x 3.25)
With radiator, UPVC double glazed window.

KITCHEN/DINER

13'8" x 9'5" (4.17 x 2.87)
Fitted Grey wall/base units, ample worktops, sink unit and drainer, mixer tap, tiled splashbacks, built in electric hob/oven/extractor, UPVC double glazed window/french doors to garden.

GROUND FLOOR WC

With white low level wc, vanity wash hand basin, tiled splashbacks.

MASTER BEDROOM

13'10" x 9'5" (4.22 x 2.87)
With storage cupboard, radiator, UPVC double glazed window.

BEDROOM 2

10'11" x 6'7" (3.33 x 2.01)
With radiator, UPVC double glazed window.

OFFICE/PLAY ROOM

6'11" x 6'10" (2.11 x 2.08)
With radiator, UPVC double glazed window.

BATHROOM

With white suite comprising of panelled bath, pedestal wash hand basin, low level wc, tiled splashbacks, radiator, extractor.

OUTSIDE

To the front there is an open plan lawned garden with driveway. Whilst to the rear there is a fence enclosed lawned garden with access.

Holding Deposit And 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.



Property Information

0191 372 9898

Suite 6, 15 North Burns, Chester-Le-Street, County Durham, DH3 3TF
sales.cls@venturepropertiesuk.com