



32 MERRYBENT DRIVE

Darlington, County Durham DL2 2JZ



GSC GRAYS

PROPERTY • ESTATES • LAND

32 MERRYBENT DRIVE

Darlington, County Durham DL2 2JZ

32 Merrybent Drive is a modern built four bedroom family home with accommodation over three floors which is complemented by a integral single garage, double driveway and an enclosed lawned rear garden.



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Situation & Amenities

Merrybent Drive is an exclusive executive residential development of detached properties and townhouses. It lies within the popular Merrybent area of Darlington, which is a short drive from Darlington town centre offering a comprehensive range of recreational and shopping facilities and amenities. Also being well placed for the market towns of Yarm and Barnard Castle. Merrybent Drive is ideal for the commuter as it is a short drive for the A1(M) bringing the major centre of County Durham and Teesside within relatively easy travelling distance.

Description

32 Merrybent Drive is a family home with accommodation over three floors briefly comprising of an entrance hall with staircase to first floor and doors to a ground floor WC/cloakroom and dining kitchen. The dining kitchen comprises of a variety of fitted wall and base units, stainless steel with mixer tap and draining board, double glazed window overlooking the rear garden and double patio doors opening to the exterior. The kitchen includes the following integrated appliances: electric oven, extractor hood, gas hob, fridge freezer and washing machine. First Floor landing with window to the front aspect, staircase to the second floor and doors leading off to a living room with patio doors opening onto a Juliet balcony. One bedroom. Bathroom including a bath, WC and pedestal wash hand basin. Second floor landing with storage cupboard and doors leading off to three bedrooms. Master bedroom to the front aspect with fitted wardrobes, double glazed window and door to an ensuite shower room. Bedrooms two and three have a double glazed window to the rear aspect overlooking the countryside. To the exterior there is a lawned enclosed rear garden, an integral garage and parking for two cars.

Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 or 12 months at a rental figure of £950 per calendar month, payable in advance by standing order. In addition, a deposit of £1096 shall also be payable prior to occupation.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

Local Authority and Council Tax

Darlington Borough Council.

For Council Tax purposes the property is banded D.

Services and Other Information

Mains electricity, drainage, water and gas. Gas fired central heating.

Viewings

Under the current emergency COVID-19 measures we are unable to arrange viewing appointments unless there are exceptional circumstances. In such cases special arrangements have been made and details will be provided by our staff. We are, however, registering the interest of all parties wishing to view and will be in touch when restrictions are lifted to make suitable diary appointments.

Particulars

Particulars updated September 2023

Photographs taken October 2019.

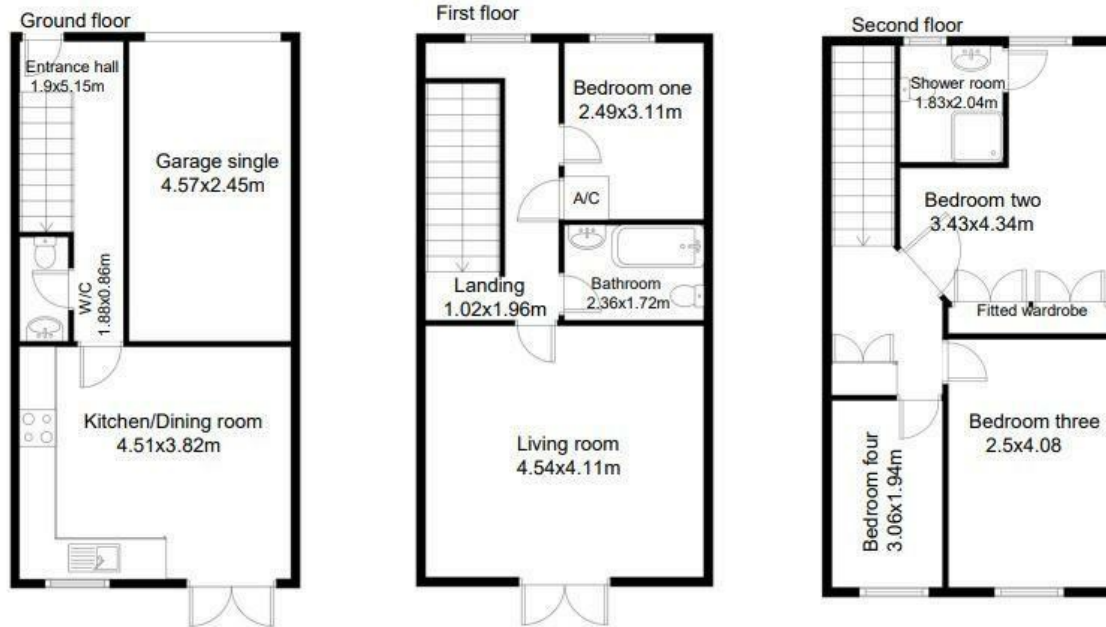
Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made

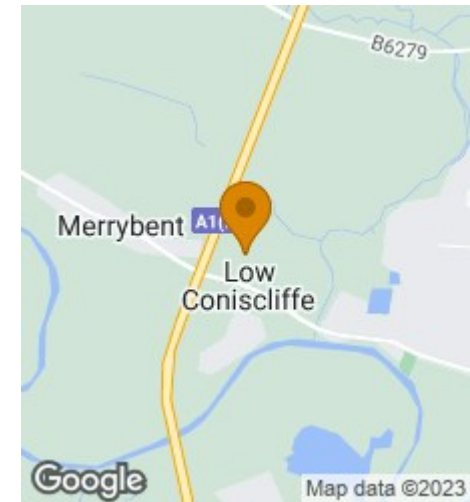


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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.