



£550 Monthly

Derby Road, Ripley, DE5

Terraced House | 1 Bedroom | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

A magnificent 1 bedroom House in a wonderful location, situated in Ripley DE5, offering amazing comfortable living and convenience with simplicity. The House is presented in outstanding condition and fitted with all the basic facilities.

## Main Particulars

This is an attractive brick terrace cottages enjoys a number of characteristic features along with the recent modern improvements. The accommodation is presented to a good standard including double glazing throughout, central heating, and briefly comprises; cosy sitting room with original feature fire place, fitted kitchen, a double bedroom and three piece bathroom. Outside there is a communal yard to the rear. This property is ideally located for the town centre - An Internal Inspection Is Highly Recommended. Council Tax Band A. - AVAILABLE UNFURNISHED - EMPLOYED ONLY - NO PETS - NON SMOKERS ONLY - AVAILABLE NOW - (Subject to Satisfactory References)

To secure the property a Holding deposit is required which is Equal to one weeks rent of £127.00. This will be withheld if any relevant person, including any guarantor, withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement and / or Deed of Guarantee within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit:£635.00 Equal to Five weeks rent of this covers damage or defaults on the part of the tenant during the tenancy. The deposit will be registered with The Deposit Protection Service (DPS).

Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s): Tenants are liable to the cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant.

Variation of Contract (Tenants Request): £50 (inc VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents.

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