



£775 Monthly

Vestry Road, Derby, DE21

Terraced House | 2 Bedrooms | 1 Bathroom

01773 832355

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Step Inside

Property Description

Derbyshire Properties are pleased to present this modern Mid Town House - Spacious lounge, breakfast kitchen, two good size bedrooms, family bathroom, gas central heating, UPVC double glazing and single garage

Main Particulars

The property briefly comprises: Reception hallway with storage and cloak area, lounge, refitted kitchen with room for breakfast table and good size under stairs storage cupboard. To the first floor are two double bedrooms and a bathroom with white three piece suite and storage cupboard. Outside to the front elevation is a lawn area with gravelled borders.. To the rear of the elevation is a low maintenance garden being mainly stoned with decking area and steps down to access the detached garage and gate access to the parking area.

An internal viewing is highly recommended. Employed only, no smoking, no pets – subject to satisfactory references - Rent £775.00 pcm - Bond £894. The property is offered on an Assured Shorthold Tenancy, on the basis of a long term occupancy for the successful applicant. AVAILABLE 28/09/2023

Vestry Road is well situated for Oakwood and its amenities including shops schools and transport links together with easy access for Derby City Centre and major road links including the A52, M1 motorway and A50 respectively.

* Holding deposit: Equal to one weeks rent of £178.00 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: £894.00 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.

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. Derbyshire Properties Estate Agents Limited are members of Client Money Protect Limited Membership no.CMP004627 and The Property Ombudsman Membership no.D11026.



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