



£800 Monthly

The Common, Crich, DE4

Cottage | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

Derbyshire Properties are pleased to offer for let this beautifully presented two bedroomed stone Detached character cottage, located in the sought after village of Crich. The property offers a wealth of original character features, including exposed beams and stone fireplace.

## Main Particulars

THIS PROPERTY CAN BE FURNISHED OR UNFURNISHED

Nestled in the picturesque and sought-after village of Crich, this two-bedroomed stone detached character cottage offers an idyllic retreat with a blend of rustic charm and modern comforts. The property is situated within close proximity to a variety of local amenities including shops, charming pubs, and a convenient post office, ensuring you have everything you need right on your doorstep. Small pets considered.

As you step inside this delightful cottage, you are greeted by a warm and inviting atmosphere accentuated by exposed beams and a beautiful stone fireplace, which serve as focal points in the spacious living room. The kitchen is fully equipped with modern appliances and ample storage, blending contemporary functionality with traditional aesthetics. The cottage is complemented by a charming low maintenance courtyard that offers fabulous views of the surrounding countryside.

Holding deposit: Of £184.00 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: Of £923.00 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. Derbyshire Properties Estate Agents Limited are members of Client Money Protect Limited -809138 and The Property Ombudsman.





Lounge



Dining Room



Dining Room



Kitchen



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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 01773 832355



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