



£1,000 Monthly

Birches Lane, South Wingfield, Alferton, DE55

Cottage | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Fully Furnished
- Fitted Kitchen
- Newly Refurbished
- Garden

## Property Description

Derbyshire Properties are delighted to bring to the rental market this delightful and extremely well presented cottage situated in the much sought after village location of South Wingfield situated on the edge of the Peak District.

## Main Particulars

Derbyshire Properties are delighted to bring to the rental market this delightful and extremely well presented cottage situated in the much sought after village location of South Wingfield situated on the edge of the Peak District. The Village has a range of amenities including schools, restaurant and village pub . The property has been modernised and extended to provide well proportioned accommodation and retains many of the original features including replacement sash style windows and luxury bathroom with slipper style bath, double walk in shower, w.c. and wash hand basin. There is a cosy lounge with log burner and dining kitchen fitted with a range of classic wall and base units plus the benefit of integrated appliances. This leads to a separate Utility Area. On the first floor there are two good sized Bedrooms one of which offers extensive countryside views. Outside; there is a courtyard garden and to the rear sees a low maintenance garden with patio and summer house.

As letting Agents we would strongly advise an early inspection to avoid disappointment of this truly unique property.

FURNISHED - NO SMOKING - NO PETS - EMPLOYED ONLY (subject to satisfactory references)

Holding deposit: Of £230.00 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 £1150.00 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

Having a sash style window to the front of the property fitted with bespoke shutters and recessed fireplace with oak mantle and log burning stove. Column style radiator

### Inner Lobby

With entranced door and stairs to the first floor accommodation

#### Dining Kitchen

Superbly appointed with a range of classic wall and base units incorporating a porcelain sink and drainer and a range of built in appliances including an electric oven, induction hob with extractor hood over, dishwasher and fridge. Column radiator and under plinth mood lighting.

#### Bathroom

Luxuriously appointed with a four piece suite comprising; slipper style bath, close coupled w.c. and vanity style wash hand basin. There is a double walk in shower enclosure and complimentary tiling to half height

#### FIRST FLOOR

##### Bedroom 1

Having a uPVC double glazed sash style window to the front elevation offering countryside views. Radiator and television aerial point.

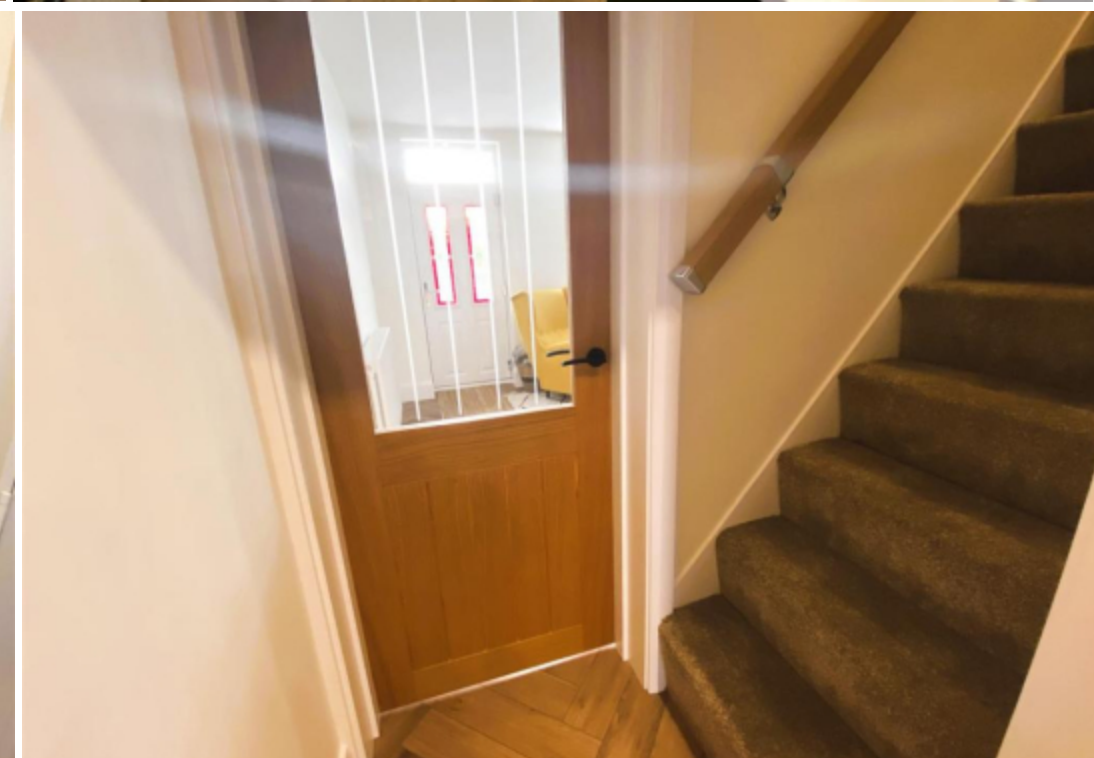
##### Bedroom 2

Havin a uPVC sash style window to the rear elevation, TV aerial point and bult in cupboard.

#### OUTSIDE

To the front of the property there is an enclosed walled courtyard with open porch . To the side of the property a pathway leads to the enclosed garden which has a low maintenance garden with a generous flagstone patio and summerhouse perfect for evening dining.





Telephone: 01773 832355



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