



£1,200 Monthly

Coach House Coach House, Main Road, Alfreton, DE55

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

Derbyshire Properties are pleased to offer to the rental market this 3 bed stone built coach house offering a wealth of character throughout.

## Main Particulars

This beautifully maintained Coach House, full of character, offers a unique blend of traditional charm and modern comfort. Situated close to stunning open countryside and within easy reach of all the local village amenities, this property provides an idyllic lifestyle.

The ground floor boasts a newly fitted kitchen, a cozy lounge with working log burner, and a separate dining room, both featuring exposed ceiling beams that add to the homes charm. A convenient ground-floor cloakroom/WC completes this level.

Upstairs, you'll find three generously sized double bedrooms, perfect for family living or flexible use. A family bathroom with a separate WC ensures convenience for all residents.

Outside, the property features a delightful, manageable garden with well-kept lawns, vibrant shrub borders, and perennial plants. A patio area offers the ideal space for outdoor relaxation or entertaining.

This is a rare opportunity to rent a characterful and spacious Coach House in the heart of Higham.

An internal viewing is highly recommended. Employed only, no smoking, no pets – subject to satisfactory references - Rent £1200.00 pcm - Deposit £1384.00 The property is offered on an Assured Shorthold Tenancy, on the basis of a long term occupancy for the successful applicant. Available Now.

### Tenants Information

Holding deposit: Equal to one weeks rent of £276.00 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: £1384.00 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 Information

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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