



£900 Monthly

Bluebell Cottage, 8 Cart Road, Church Lane, South Wingfield, DE55

Terraced House | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## 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 .

Nestled in the picturesque village of South Wingfield, this charming 2-bedroom cottage offers the perfect balance of comfort and convenience. The cozy lounge is ideal for relaxing evenings, while the generously sized kitchen-diner is perfect for cooking and entertaining. The property features two double bedrooms, providing ample space for a small family, complemented by a well-appointed family bathroom.

Outside, a low-maintenance private rear garden offers a peaceful outdoor retreat. Although parking is on-street only with plenty available, the cottage-s village setting ensures a tranquil environment. Fully furnished and ready to move into, this delightful home is perfect for anyone seeking a stylish and comfortable home.

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

Holding deposit: Of £207.00 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 £1038.00 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.



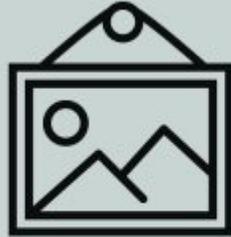


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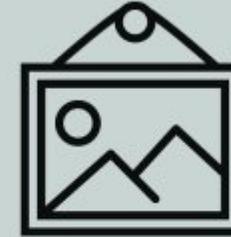


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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 01773 832355



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