



£795 Monthly

Sleetmoor Lane, Somercotes, DE55

Terraced House | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

Stunning Property !!! - An Early viewing is an absolute must of this immaculately presented property with two bedrooms and gas central heating, this property won't be around long

## Main Particulars

If you are looking for a rental property which is turn key ready then waste no time in arranging a viewing for this immaculately presented home. Having the benefit of gas central heating and double glazing the accommodation briefly comprises; Lounge, spacious Dining Room and a fitted Kitchen having a wide range of modern wall and base units incorporating a built in electric oven, hob and extractor hood. On the first floor there are two good sized bedrooms and a Bathroom which is fitted with a modern three piece suite comprising; panelled bath with electric shower over, vanity style sink and low flush w.c.

As letting Agents we would strongly advise an early inspection to avoid disappointment !!!

Available immediately \*subject to satisfactory referencing

The property is offered on an Assured Shorthold Tenancy, on the basis of an initial six month term renewable thereafter for the successful applicant. Holding deposit: Equal to one weeks rent of £183.00 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: £915.00 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 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.







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

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