



£900 Monthly

Kedleston Court, Tibshelf, DE55

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

Immaculate two bedroom semi, offered part furnished. Viewing is strongly advised

## Main Particulars

Derbyshire Properties are delighted to offer to the rental market this beautifully presented modern style semi-detached property situated in the Village location of Tibshelf. The property is available part furnished and is available immediately subject to satisfactory referencing.

This is a no pet property

The accommodation is bright and airy throughout and has spacious accommodation which in brief comprises; Entrance Hallway leading to the Lounge which has furnishings included, there is a modern fitted Kitchen having a range of shaker style cabinets with matching worksurfaces, there is a built in breakfast bar, oven, hob and space for fridge/freezer.

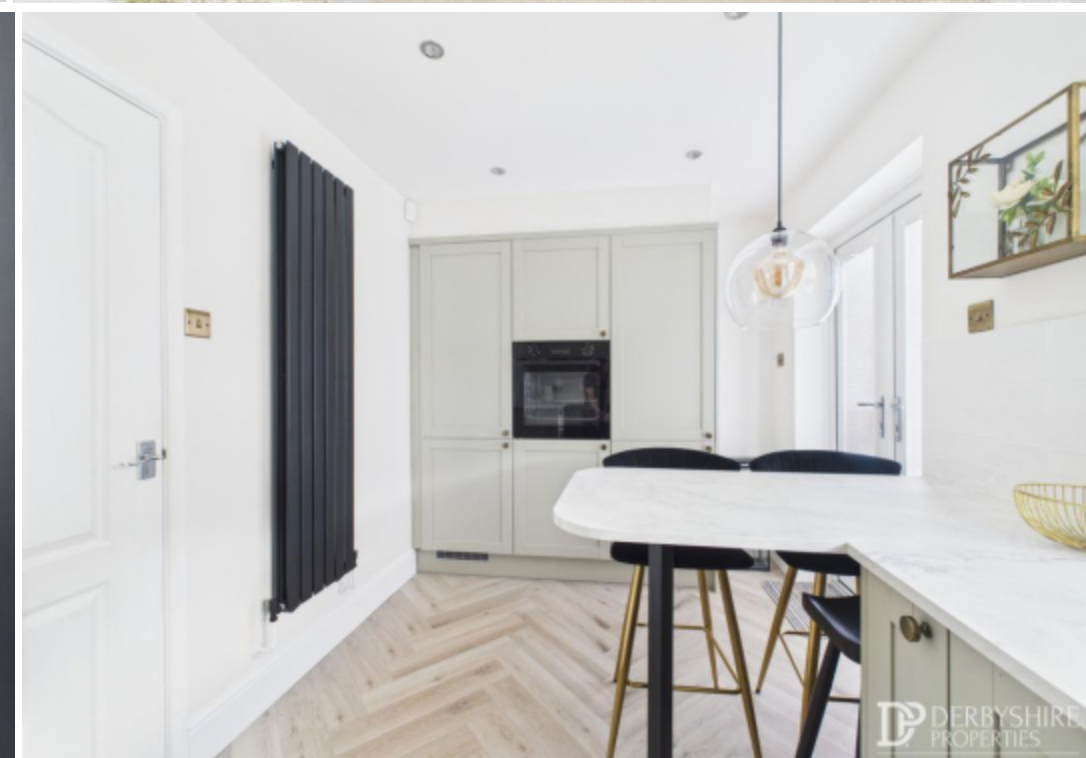
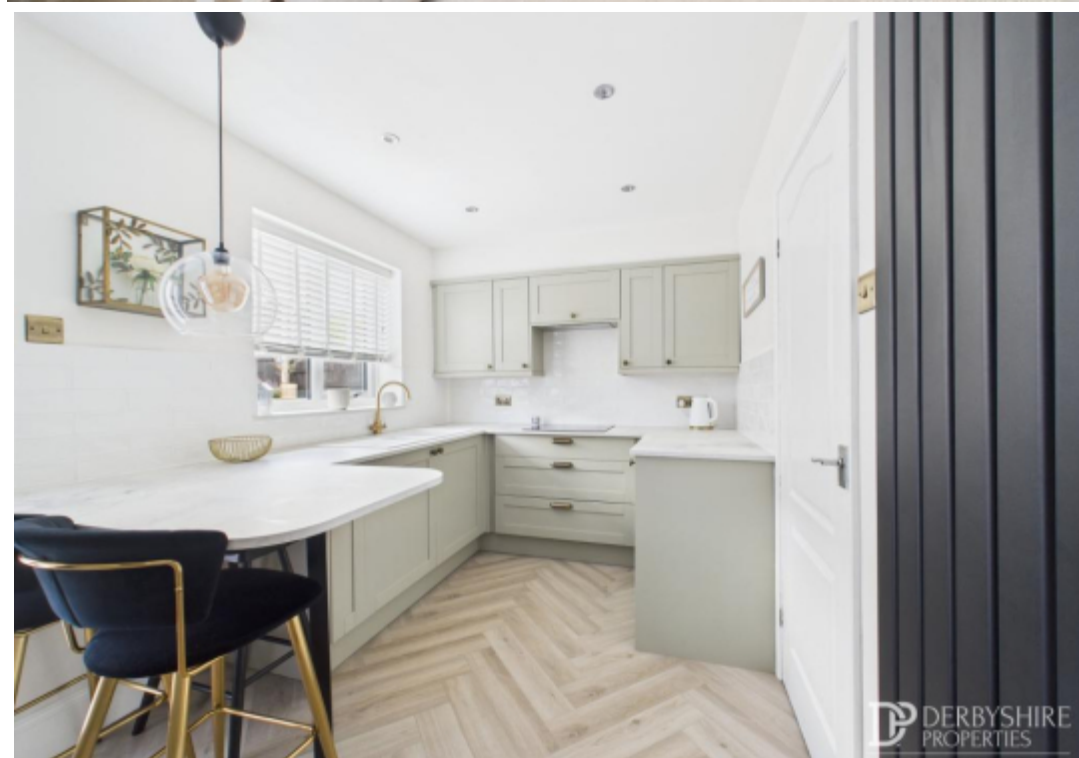
On the first floor there are two good sized Bedrooms and Bathroom which is fitted with a modern white three piece suite, comprising panelled bath, pedestal wash hand basin and low flush w.c. There is tiling to the splashback areas. Outside; the property benefits from having ample off road parking and to the rear of the property there is a delightful enclosed garden with seating and patio area and raised lawn with mature borders.

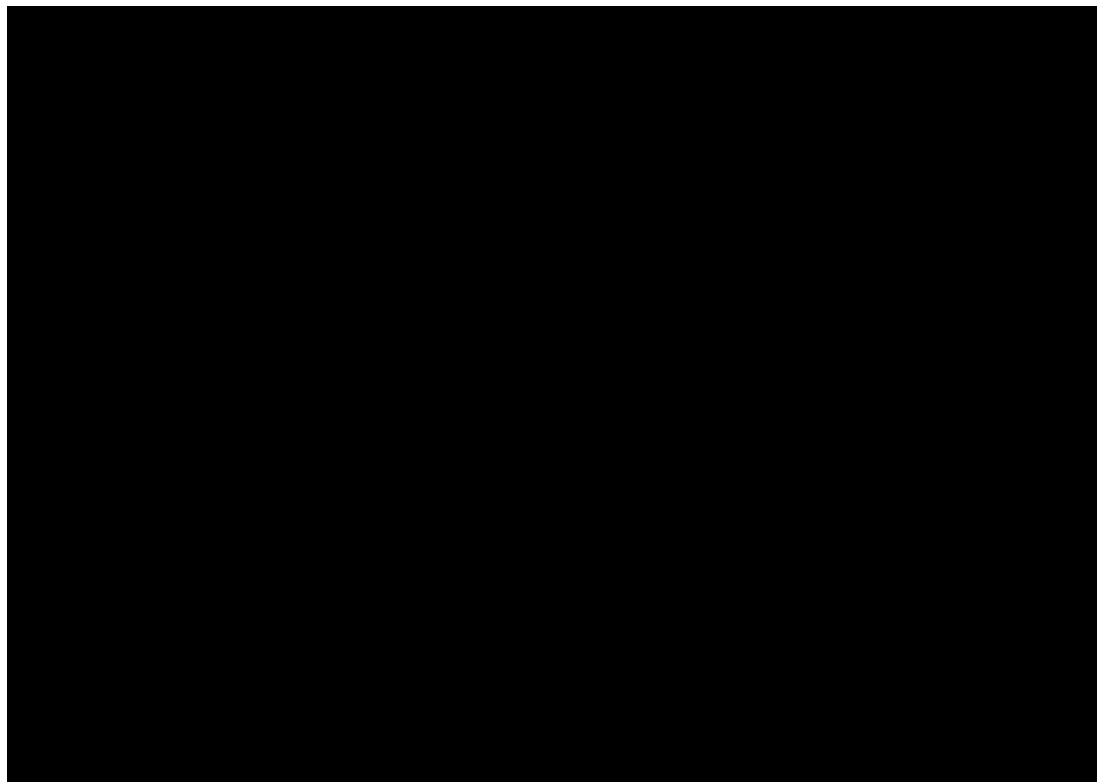
As Agents' we would strongly advise an early inspection of this delightful property to avoid disappointment.

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 £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: £1035.00 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.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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