



**DERBYSHIRE**  
PROPERTIES  
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£850 Monthly

Downing Street, South Normanton, DE55

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

Traditional style 3 bed semi-detached property with three bedrooms, gas central heating and double glazing. Off Road parking

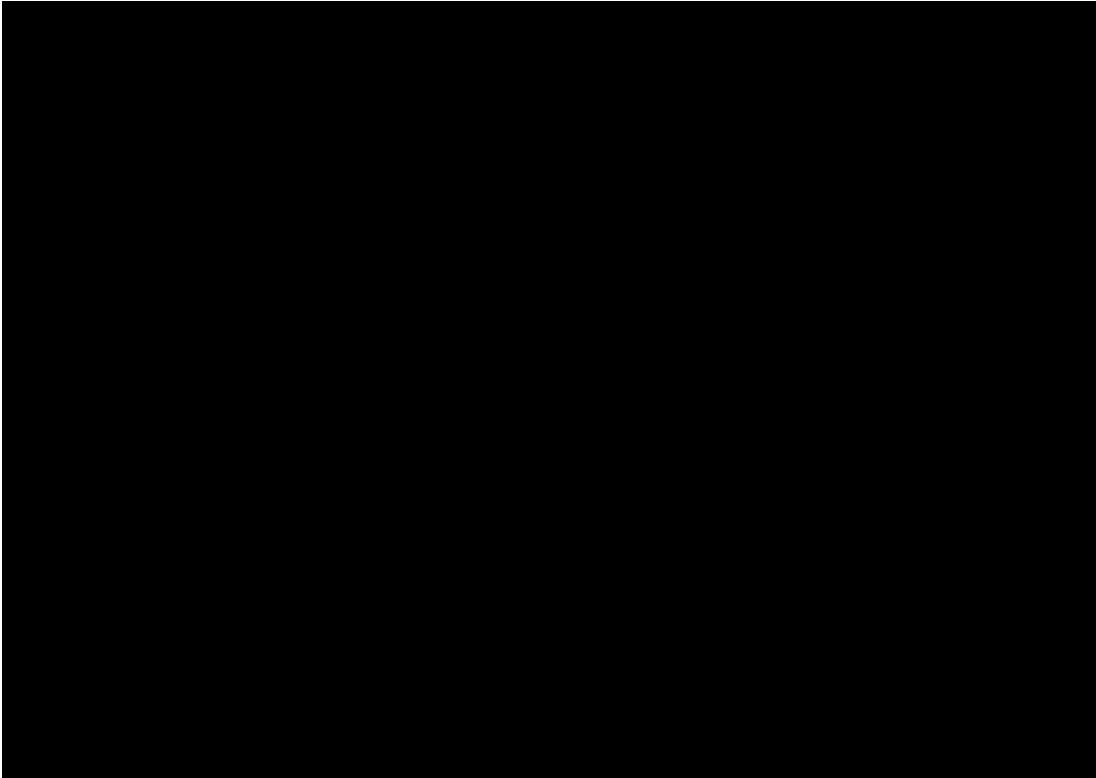
## Main Particulars

Derbyshire Properties are delighted to offer to the rental market this Traditional style property which is available immediately subject to satisfactory referencing. The property has been recently decorated and has some replacement flooring. Having the benefit of gas central heating and double glazing the accommodation briefly comprises; Entrance Lobby recently fitted shower room with three piece suite. There is a Kitchen fitted with a range of medium oak fronted wall and base units. Lounge an inner lobby with stairs leading to the first floor accommodation. On the first floor there are three Bedrooms. Outside; the property has the benefit of ample off road parking and a good sized garden area to the rear which is mainly laid to lawn.

South Normanton has a good range of amenities which include a local Bakery, Butchers and a Co-operative supermarket. There is a choice of schools over all age ranges and good road links leading to the M1 and A38 making the area ideal for commuting to Nottingham, Derby, Mansfield and Chesterfield. No Pets.

The property is offered on an Assured Shorthold Tenancy, on the basis of an initial six month term renewable after, 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 Holding Deposit: £196.00 Deposit £980.00 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 © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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