



£850 Monthly

Overmoor View, Tibshelf, DE55

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Property Description

Semi-detached property situated in a popular location of Tibshelf, Two Bedrooms plus off road parking. Available Immediately

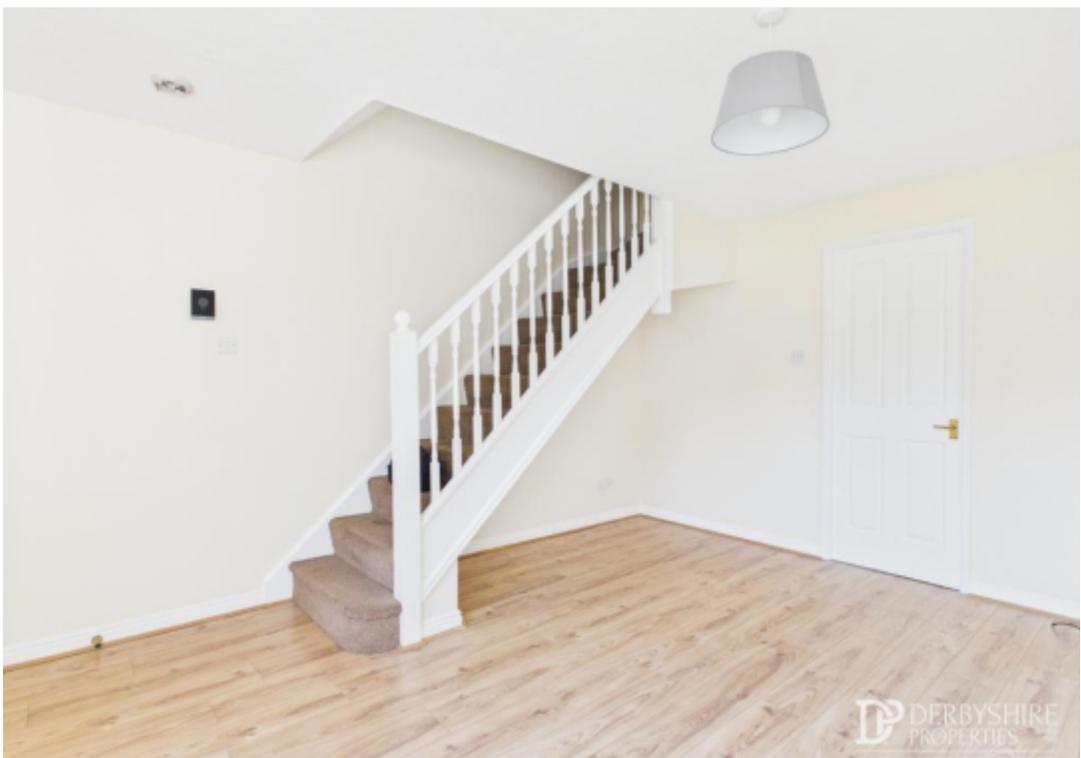
Main Particulars

Derbyshire Properties are pleased to offer to the rental market this Stone fronted semi-detached property which is situated within a popular residential location in Tibshelf. The property is ideally situated for access to the M1 making the area ideal for commuting to Nottingham, Chesterfield and Sheffield.

The property benefits from having gas central heating and has accommodation briefly comprising: Entrance Lobby, Lounge and Kitchen which is fitted with a range of wall and base units, having an integrated oven and hob with extractor hood and plumbing for an automatic washing machine. On the first floor there are two Bedrooms and Bathroom. Outside; to the front of the property is an open plan front garden and to the rear of the property there is the benefit of off road parking and gated access leads to an enclosed rear garden area.

The property is available immediately subject to satisfactory references.

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 £196.00 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: £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

Telephone: 01773 832355



www.derbyshireproperties.com