



£800 Monthly

Barley Close, Little Eaton, Derby, DE21

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 832355

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Property Description

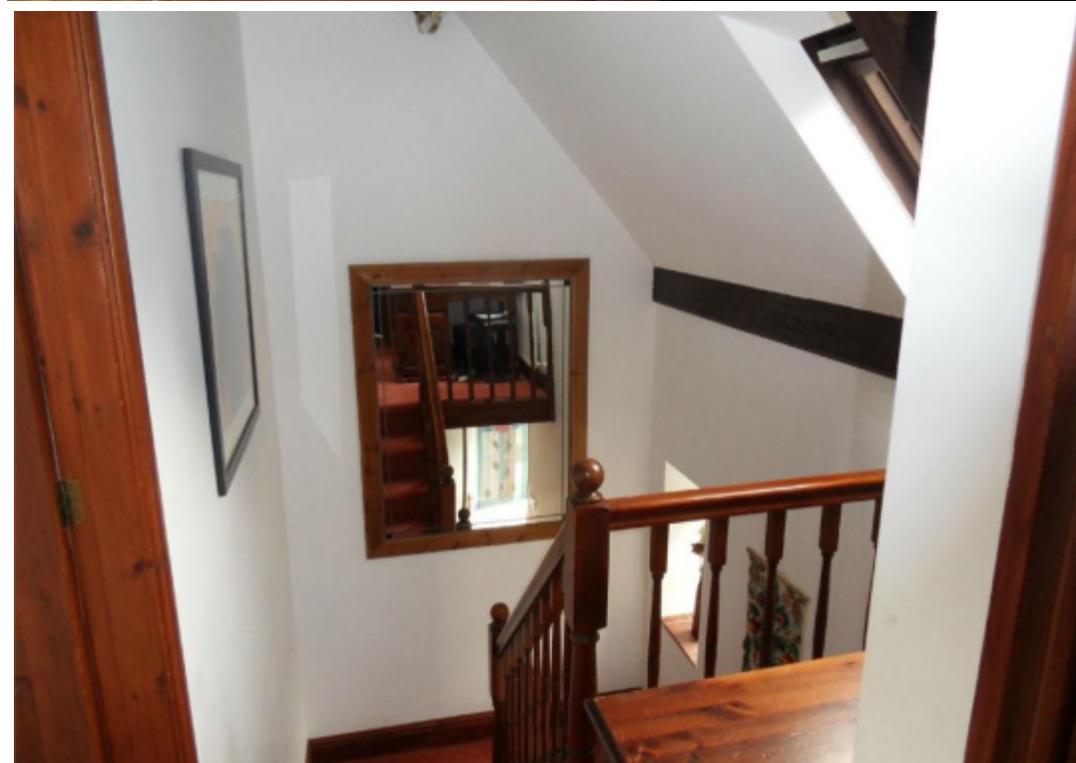
New Rental in Little Eaton Village - Ecclesbourne School Catchment - This fabulous home forms part of a former School conversion which over more recent years has been converted into an outstanding residential home.

Main Particulars

This fabulous home forms part of a former School conversion which over more recent years has been converted into an outstanding residential home. This property is presented to an excellent standard throughout with many character features and also having the benefit of off road car parking plus garage. In brief, the accommodation comprises: entrance hall, through lounge dining room and attractive fitted kitchen to the ground floor. To the first floor there are two double bedrooms and a beautiful family bathroom with shower over the bath. Benefits include double glazing throughout and gas central heating. The property is located in the popular Little Eaton village within the Ecclesbourne School Catchment, close by there are countryside walks and easy commuting distance to the M1 & A6 with a short drive into the centre of Derby. As a rental agent we consider this home unique to the rental market and suggest an early inspection to avoid disappointment. NO PETS - NON SMOKERS - PLEASE NOTE THAT THIS PROPERTY IS PARTLY FURNISHED. 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 £184.00 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: £920.00 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.



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