



£725 Monthly

Birchwood Lane, Somercotes, Alfreton, DE55

Terraced House | 2 Bedrooms | 1 Bathroom

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Property Description

Derbyshire Properties are please to present this 2 bedroom House in Somercotes, offering amazing comfortable living and convenience with simplicity. The House is presented in outstanding condition and fitted with all the basic facilities.

Main Particulars

A tastefully modernised middle terraced house with two bedrooms. The accommodation comprises: a lounge with feature fire place, fitted kitchen with integral oven and hob and a useful under stairs pantry/store, rear porch and ground floor bathroom with shower fitting. To the first floor there are two double bedrooms. Outside there is an enclosed rear garden with patio. Benefiting from uPVC double glazing and a combination gas central heating system. Viewing highly recommended.

An internal viewing is highly recommended. subject to satisfactory references - Rent £725.00 pcm - Bond £835.00. The property is offered on an Assured Periodic Tenancy, on the basis of a long term occupancy for the successful applicant. AVAILABLE NOW

UPVC front entrance door opens into the lounge 11' 4" x 10' 9" (3.45m x 3.28m) with a uPVC double glazed window to the front elevation, a feature fire surround with a cast iron and tiled inset and open grate and matching tiled hearth. There is a fitted pine meter cupboard, uPVC double glazed window to the front elevation and double radiator. Stripped pine tongue and groove latch door leading to the kitchen.

10' 11" x 7' 7" (3.33m x 2.31m) a well appointed kitchen with a range of Shaker style units including wall and floor mounted storage cupboards with butcher block style work tops and complementary ceramic wall tiling to the splashbacks. Integrated four ring gas hob with matching electric oven under and extractor fan over, plumbing for an automatic washing machine and a stainless steel sink unit with single drainer and mixer tap. There is a double glazed window to the front elevation, access to the stairs rising to first floor accommodation, central heating radiator, latch door leading to a useful understairs storage cupboard, 7' 2" x 3' 3" with shelving, lighting and plumbing for an automatic washing machine and a wall mounted Vaillant Combination gas central heating boiler. A stripped pine latch door leads to the rear porch.

6' 2" x 6' (1.88m x 1.83m) appointed with a modern white suite including a panelled bath with combined mixer shower tap and shower screen, pedestal wash hand basin and low level WC, complementary ceramic wall tiling to splashbacks, uPVC double glazed window to the rear elevation, double radiator and wood effect vinyl flooring.

14' 6" x 10' 9" (4.42m x 3.28m) with two uPVC double glazed windows to the front elevation and central heating radiator.

10' 10" x 8' 4" (3.30m x 2.54m) with a rear aspect uPVC double glazed window, central heating radiator, loft access and tongue and groove panelled door opens to a useful overstairs storage cupboard.

* Holding deposit: Equal to one weeks rent of £167.00 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: £835.00 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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