£850 Monthly

Bowns Hill, Matlock, DE4

Cottage | 2 Bedrooms | 2 Bathrooms

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Step Inside

Property Description

Derbyshire Properties are delighted to offer 'For Let' this charming 2 bed stone built semi-detached cottage situated in the heart of the popular and renowned historic Derbyshire village of Crich.

Main Particulars

Derbyshire Properties are delighted to offer 'For Let' this charming 2 bed stone built semi-detached cottage situated in the heart of the popular and renowned historic Derbyshire village of Crich. The property has been beautifully maintained offering characterful accommodation which benefits from a gas central heating system and double glazed windows. In brief detail it comprises: a lounge with brick and stone feature fireplace, well appointed 'shaker' style kitchen with integrated cooking appliances, a rear hallway and ground floor shower room with a stylish three piece suite. To the first floor there is a landing, two double bedrooms and an en-suite bathroom with modern suit and shower fitting. Outside, the cottage has a small rear yard area and additional piece of garden which could be used as a lawn or vegetable garden. We highly recommend an early inspection to avoid disappointment.

The property is offered on an Assured Periodic tenancy. 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.

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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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