



£850 Monthly

Lumsdale Road, Matlock, DE4

Terraced House | 3 Bedrooms | 1 Bathroom

01773 832355

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Property Description

Derbyshire Properties are delighted to present this beautifully presented 3 bedroom stone cottage, Nestled in the sought after location of Lumsdale Road, Just a stone's throw from Matlock town centre.

Main Particulars

Derbyshire Properties are delighted to present this beautifully presented 3 bedroom stone cottage, Nestled in the sought after location of Lumsdale Road, Just a stones throw from Matlock town centre. The property benefits from driveway parking to the front of the cottage and a second (unallocated) parking space, in the nearby car park and low maintenance rear garden. Internally, the house is finished with a pleasing quality and up to date style. The accommodation comprises of living room with feature fireplace, good size kitchen diner and with three bedrooms and a spacious family bathroom to the first floor. Overall, this property is ideal for those seeking a comfortable and convenient home. Set within the Bentley Brook Conservation Area adjacent to the historic Baileys Mill, the location is a prime spot. Being within a short walking distance of Matlock Town Centre with its local amenities, schools, parks, railway station and transport links. There is easy access to local walks and the delightful Lumsdale Valley. The delights of the Derbyshire Dales and Peak District countryside are on the doorstep. An internal viewing is highly recommended.

Employed only, no smoking, no pets – subject to satisfactory references - Rent £850.00 pcm - Bond £980.00.

The property is offered on an Assured Shorthold Tenancy, on the basis of a long term occupancy 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.



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