



£1,100 Monthly

The Common Crich, Matlock, DE4

Cottage | 3 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Shops and amenities nearby
- Garden

## Property Description

Derbyshire Properties are pleased to offer to the rental market this 3 bed stone built detached cottage offering a wealth of character and charming cottage features.

## Main Particulars

The accommodation comprises: A beautiful dining kitchen, 24 feet lounge with exposed ceiling beams and log burning stove and stunning ground floor cloaks/WC. To the first floor there are three spacious double bedrooms and a modern styled four piece bathroom suite. Outside there are pleasant manageable gardens with a southerly aspect, incorporating lawns with borders containing shrubs and perennial planting, patio area and Derbyshire flag stone paving. Benefits include a modern combination gas central heating system and double glazing. A well maintained cottage full of character situated close to glorious open countryside and all the local village amenities nearby. An internal viewing is highly recommended.

Employed only, no smoking, no pets – subject to satisfactory references.

The property is offered on an Assured Shorthold Tenancy, on the basis of a long term occupancy for the successful applicant. Holding deposit: Of £253.00 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: Of £1269.00 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 196310382651-809138 and The Property Ombudsman. Holding deposit: Of £225.00 Security Deposit: Of £1125.00 Derbyshire Properties Estate Agents Ltd are members of Client Money Protect Limited 196310382651-809138 and The Property Ombudsman.



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