



£1,000 Monthly

Wharf Road, Pinxton, NG16

Terraced House | 3 Bedrooms | 2 Bathrooms

01773 832355

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# Step Inside

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## Property Description

Derbyshire Properties are pleased to offer this 3-bedroom house, located in Pinxton. Benefitting from being freshly renovated throughout, it provides a wonderful combination of comfortable living and convenience in a simple yet appealing manner.

## Main Particulars

Derbyshire properties are pleased to offer to the rental market this beautifully refurbished 3-bedroom property that blends modern design with comfortable living. This charming home is ideal for families and professionals seeking a convenient location. With local amenities nearby and excellent transport links, this property offers both comfort and accessibility.

As you enter the property, you are greeted by a spacious inner hallway that leads to the living room which is to the right, and the open-plan kitchen and dining area is straight ahead. The open-plan kitchen and dining area, a highlight of the home. The kitchen boasts modern appliances, sleek cabinetry, and ample counter top space. The dining area provides a seamless flow into the garden through French doors. A convenient downstairs bathroom is also located on the ground floor, adding to the practicality of the home.

Upstairs, the property features two spacious double bedrooms, neutral decor throughout the upstairs rooms offers a fresh and inviting environment. The main family bathroom, complete with contemporary fixtures and fittings for a touch of luxury.

Outside you'll find the generous sized garden low maintenance, perfect for outdoor activities and relaxation. At the rear of the property, you'll find a carport and driveway provides ample off-road parking, ensuring convenience for multiple vehicles.

The location of this property is one of its standout features. Situated with easy access to both Junction 28 of the M1 and the A38, offering connectivity for commuters and travelers alike. The surrounding area of Pinxton also offers a wealth of local amenities, including shops, schools, and parks, providing everything you need right at your doorstep.

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 £230.00 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 £1153.00 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 -809138 and The Property Ombudsman. Holding deposit: Of £225.00 Security Deposit: Of £1153.00 Derbyshire Properties Estate Agents Ltd are members of Client Money Protect Limited -809138 and The Property Ombudsman.

Kitchen



Kitchen

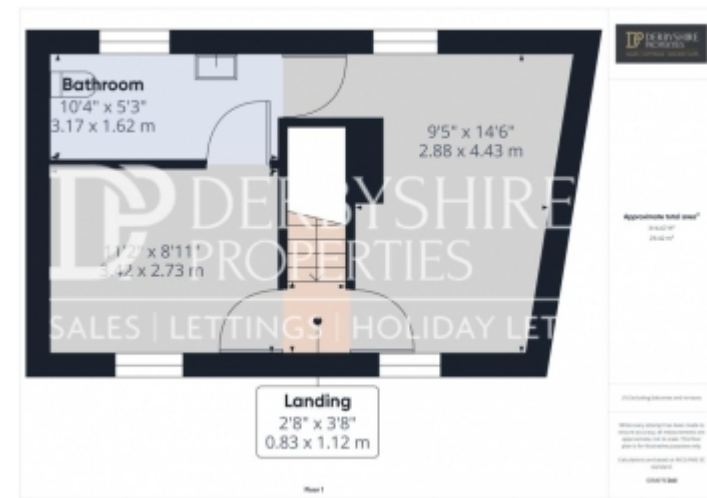
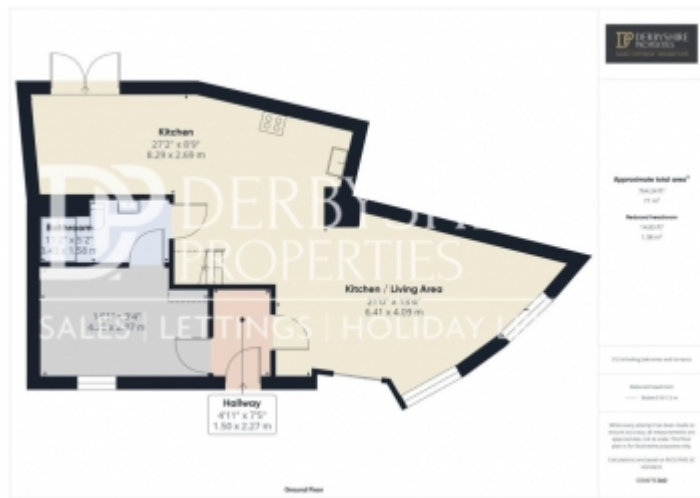


Lounge



Bedroom 1





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 © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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