



£675 Monthly

Over Lane, Belper, DE56

Terraced House | 2 Bedrooms | 1 Bathroom

01773 832355

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Property Description

New to the market is this two-bedroom terraced property located on the much sought-after Over Lane in Belper. Nestled in the heart of this picturesque village, the home offers both character and practicality, making it an ideal choice for couples, small families, or professionals.

Main Particulars

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The property features a lounge, a separate dining area, and a fitted kitchen. Upstairs, you'll find two double bedrooms, with the bathroom accessed through the rear bedroom.

To the rear of the property is a generous garden, mainly laid to lawn, and patio area.

Employed only, no pets – subject to satisfactory references - Rent £675.00 pcm - Bond £778.00. The property is offered on an Assured Shorthold Tenancy, on the basis of a long term occupancy for the successful applicant.

Holding deposit: Of £155.00 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 £778.00 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.



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