



£825 Monthly

Birchwood Lane, Somercotes, Alferton, DE55

Town House | 3 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)



# Step Inside

---

## Property Description

Derbyshire Properties are pleased to present this freshly decorated 3 bedroom, 3 storey town-house, situated in Somercotes, DE55, offering amazing comfortable living and convenience with simplicity.

## Main Particulars

This spacious three-bedroom town house on Birchwood Lane, Somercotes, offers modern living in a convenient location. The ground floor features a generously sized kitchen and living room, w/c. On the first floor, you'll find two well-proportioned double bedrooms, family bathroom. The second floor boasts a large master bedroom.

There is off-road parking for two cars at the front of the house, and the property also includes a easy to maintain rear garden.

Situated close to local amenities and schools, this town house is perfect for families looking for a welcoming and spacious home. Don't miss out on this fantastic rental opportunity

EMPLOYED ONLY, NO PETS - SUBJECT TO SATISFACTORY REFERENCES . HOLDING DEPOSIT £190.00

Holding deposit: Equal to one weeks rent of £190.00 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: £1038.00 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.





Telephone: 01773 832355



---

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)