DERBYSHIRE'S

Lettings Department

The Beacon, Ilminster

£1,500 Per Month

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Spacious 3 bedroom semi detached property, enjoying far reaching views. Property is currently undergoing light refurbishment and available mid September. Accommodation comprises 3 double bedrooms, bathroom, lounge, dining room, kitchen, ground floor shower room and sun room. Property has double garage , off road parking for 2 cars, an easily maintained garden and oil central heating. EPC: D

- 3 bedroom semi detached property
- Bathroom
- Lounge
- Dining room
- Kitchen
- Sun room
- Ground floor shower room
- Double garage and off road parking
- Garden
- EPC: D

Tel : 01460 63600

www.derbyshires.net

TO MAKE AN APPLICATION:

We aim to turnaround applications the same day wherever possible. **In order to do this we need the following from EACH applicant:**

1. A completed and signed application form which can be downloaded from our website. We can e-mail this to you on request or collected from our office.

2. Proof of ID. This needs to be in the form of photo ID such as passport, driving licence, shot gun certificate, EU identity card or similar government issued document.

3. A utility bill/mortgage statement/house or car insurance policy/council tax bill addressed to you at your current property and less than 3 months old.

4. Last 3 months payslips.

5. Last 3 months bank statements .

The above should be e-mailed to admin@derbyshires.net

ONCE YOUR APPLICATION HAS BEEN ACCEPTED:

We require a non-refundable deposit of one weeks rent in order to reserve the property. This payment will form part of the total deposit for the property which will, in total, be equivalent to 5 weeks rent. Your deposit will be held by The Deposit Protection Service until the end of your tenancy.

Please note that Derbyshires operate a fully compliant and insured client account, insured under the Propertymark Client Money Protection Scheme (ref no C0127820).

Derbyshires Estate Agents are members of the Association of Rental & Letting Agents and The Property Ombudsman Scheme and adhere to their codes of practice which are available upon request.

To download an **APPLICATION FORM** please visit derbyshires.net/tenant-information or scan this **QR CODE**