MELBOURNE
Sales & Lets

Cockshut Lane, Derby, DE73 8DG
£1,750 Per Calendar Month

This well-presented four-bedroom home offers generous living space throughout, set in an elevated position with excellent open views and ample parking.

The ground floor features a large and welcoming entrance hall, leading to a bright living and dining area, a separate lounge, and a spacious sunroom that takes full advantage of the outlook. The newly fitted kitchen is a real focal point, complete with an Aga oven, and is complemented by a practical utility area. A downstairs WC adds further convenience.

Upstairs, the property offers four well-proportioned bedrooms, including a main bedroom with en-suite shower room. A stylish four-piece family bathroom serves the remaining bedrooms.

Externally, the property benefits from outside storage, a single garage, and plenty of off-road parking. The setting enjoys far-reaching views, making this an ideal family home with space, practicality, and position all working in its favour.

Ready for immediate occupation.

Lettings Advert Footer

EPC Grade: E

Council Tax: Your property is in Council Tax Band: E

Please note that a guarantor may be required in some circumstances.

Application Process
Once you have viewed the property, please submit your application online via our website.

If your application is successful, a holding deposit equivalent to one week's rent will be required to secure the property. For this property, the amount is £403.85

This payment will reserve the property while we conduct credit checks and obtain references.

On the move-in date, the following payments will be required:

Payment Amount

Security deposit £2019.23

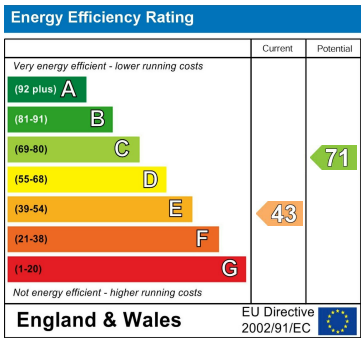
First month’s rent £1750.00

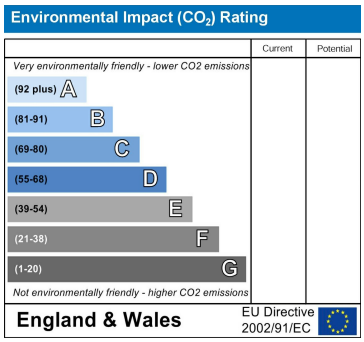
Less holding deposit £ 403.85

Total payable £3365.38

If you have any questions, please do not hesitate to contact us.

Disclaimer: These particulars, while believed to be accurate, are provided as a general guide only and do not form part of any offer or contract. Tenants should not rely on these particulars as statements of fact and should satisfy themselves, through inspection or other means, as to their accuracy. No employee of this agency has the authority to make or give any representation or warranty in respect of the property.





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