



# Grooms Cottage

Blackbrook



**Grooms Cottage, Blackbrook, Belper.  
Derbyshire, DE56 2DB**



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A unique two storey stone cottage in a splendid position offering a good deal of privacy.

Located in the small hamlet of Blackbrook lying approximately 1.25 miles west of Belper.

**Price:  
£550 PCM**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



## Accommodation

### Entrance Door

#### To The Ground Floor:

### Open Plan Kitchen/Living area

With Kitchen/living area having a range of units with breakfast bar, integrated electric hob and oven, appliance space, stone floor and spiral stairs to first floor.

### Landing

### Bedroom

Window to front

### Shower Room

Three piece shower suite and heated towel rail.

### Externally:

The property stands within private grounds shared with the main property however there is a private patio seating and shed.

### Tenure

The property is offered on an Assured Shorthold Tenancy which will be prepared by Bagshaws LLP on behalf of the Landlord for an initial period of 6 months.

### Local Authority

Amber Valley Borough Council, Town Hall, Market Place, Ripley, DE5 3BT. Tel: 01773 570222

### Fixtures and Fittings

Only those fixtures and fittings mentioned in these sales particulars and the schedule of condition of the property and its condition of the property and

its contents (fixtures, equipment and effects) will be included in this letting.

### Council Tax

We understand that the property is currently with Council Tax included in rent.

### Expenses

The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.

### Deposit

A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

### Application

Applications for the tenancy of this property must be in writing to Bagshaws LLP and on the prescribes 'Application for Tenancy form'.

### References

References through HomeLet will be applied for by Bagshaws LLP.

### Proof of ID

In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

### Viewing

Strictly by appointment only through Bagshaws Ashbourne office on 01335 342201 or Ashbourne@bagshaws.com

### Agents Note

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





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