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22 Station Road, DE73 8EB

£825 PCM

A delightful Victorian terraced cottage offering a perfect blend of character and convenience located in the heart of Melbourne. The property boasts a spacious sitting room, beamed kitchen leading to the picturesque cottage garden, two well-proportioned bedrooms and a family bathroom.

One of the standout features of this home is its prime location. Situated within walking distance to local amenities, residents will find shops, cafes, and essential services just a short stroll away. This accessibility enhances the appeal of the property, making it a convenient choice for everyday living.

In summary, this charming two-bedroom Victorian terraced cottage on Station Road is a wonderful opportunity for anyone looking to embrace the quaint lifestyle of Melbourne. With its characterful features, manageable garden, and proximity to local amenities, it presents an inviting prospect for renters.

Call on 01332 811 333 to view NOW!

SITTING ROOM 11'11" x 11'4" (3.63 x 3.45)
With multi paned window to the front elevation, central heating radiator and meter cupboard.

KITCHEN 10'3" x 9'0" (3.12 x 2.74)
With units at eye and base level providing work surface, storage and appliance space. Single drainer sink unit with mixer tap over, four ring stainless steel hob with extractor fan over and electric oven beneath. Plumbing for washing machine, stairs rising to the first floor, understairs storage recess, beamed ceiling, central heating radiator, double glazed window to the rear elevation, door opening to the cottage garden.

LANDING

BEDROOM ONE 11'11" x 11'4" (3.63 x 3.45)
Narrowing to 10' 8". With multi paned window to the front elevation, central heating radiator, in built cupboard.

BEDROOM TWO 10'2" x 4'2" (3.1 x 1.27)
With double glazed window to the rear elevation, central heating radiator.

BATHROOM
Comprising a suite in white of panelled bath with shower over, wash hand basin and w.c. Opaque double glazed window to the rear elevation, central heating radiator, over stairs storage cupboard housing the Ideal central heating boiler.

OUTSIDE
To the rear of the property is a well-stocked, easily maintainable and recently landscaped cottage garden, which enjoys a Southerly aspect.

PLEASE NOTE
We are a member of Propertymark (which includes their Client Money Protection Scheme) and The Property Ombudsman. The information given below is provided to ensure you are fully informed of any fees and costs involved in renting a property

All fees & charges are shown inc VAT.

Holding deposit (per tenancy): £183.46
One week's rent Please Note: This will be withheld if any relevant person (including any guarantor(s)) 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 (per tenancy, Rent of less than £50,000 per year): £917.30

Five weeks' rent. This covers damage or defaults on the part of the tenant during the tenancy.

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 actual 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. If extra costs are incurred there will be a charge of £15 per hour (inc VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request):

£60 (inc VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of sharer (Tenant's Request):

£60 (inc VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution.

Early Termination (Tenant's Request):

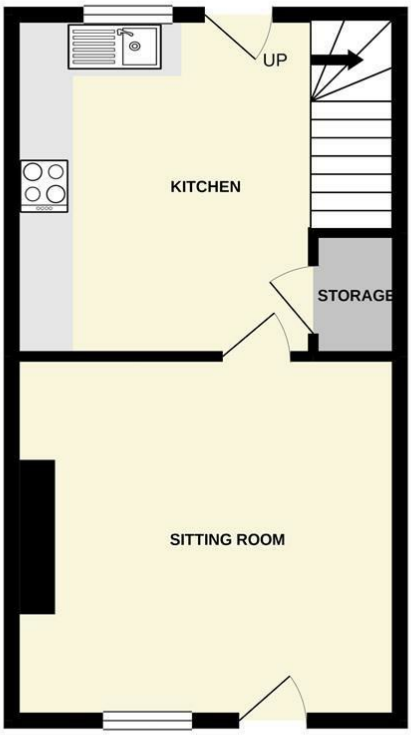
Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy

Please note that lettings agents are required by law to publish on their websites information for potential

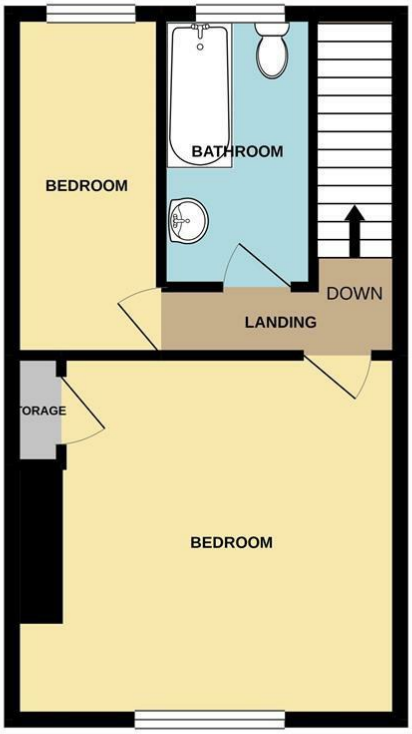
tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Rightmove. For properties to rent in England and Wales, details of the agent's membership of any redress scheme and client money protection scheme must also be published with their fees on Rightmove. It is the agent's responsibility to ensure that all relevant information is provided to Rightmove and is up to date and accurate. If the relevant information does not appear here, the agent may have included it within the property description.

Floor Plan

GROUND FLOOR

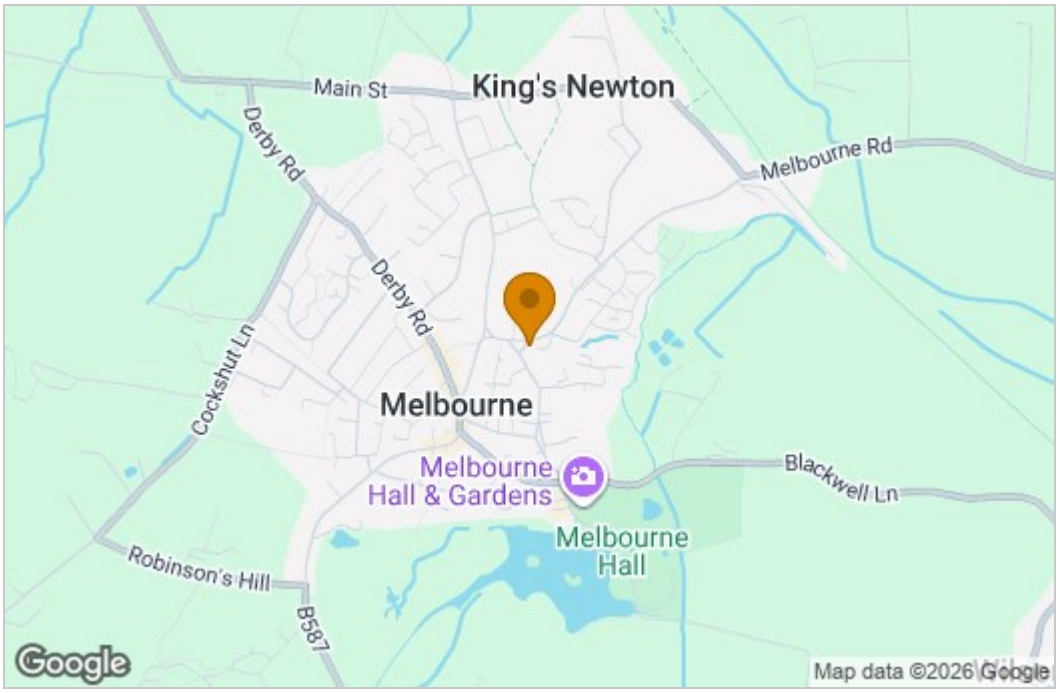


1ST FLOOR

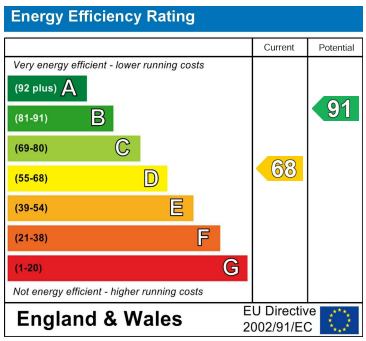


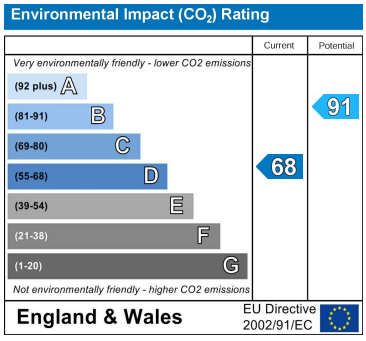
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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