



MELBOURNE
Sales & Lets

Church Square, Derby, DE73 8JH
£2,750 Per Month

The Lower Tithe Barn Church Square, Melbourne, Derby, DE73 8JH

Enjoying breath taking views over Melbourne Pool, this beautifully presented three-bedroom property offers spacious single-storey living in the heart of the ever-popular village of Melbourne, just moments from local amenities and picturesque countryside walks.

Situated on the sought-after Church Square, this superb home combines a prime village location with well-planned accommodation and an exceptional outlook.

The property is entered via a welcoming entrance hall, leading to a spacious open-plan kitchen, dining and living area that forms the heart of the home. Designed with modern living in mind, this impressive space is flooded with natural light through large sliding glass doors, which open onto the generous rear garden and frame the stunning views across Melbourne Pool.

There are three well-proportioned bedrooms, complemented by a contemporary family bathroom and a separate shower room, offering practical and flexible accommodation for families, couples or those looking to downsize without compromising on space.

Outside, the long rear garden provides a wonderful setting for relaxing, entertaining and enjoying the peaceful surroundings, all while taking in the picturesque view of Melbourne Pool.

Perfectly positioned in the centre of Melbourne, the property is just a short walk from the village's excellent range of independent shops, cafés, pubs and everyday amenities. A wealth of scenic walks can be enjoyed directly from the doorstep, including Melbourne Pool, Melbourne Hall and the surrounding South Derbyshire countryside.

A rare opportunity to acquire a spacious bungalow in one of Melbourne's most desirable locations, offering an enviable combination of village living, outstanding views and modern comfort.



Lettings Advert Footer

EPC Grade: B

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

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 £634.61

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 £3173.07

First month's rent £2750.00

Less holding deposit £ 634.61

Total payable £5288.46

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. Prospective 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.





Approximate total area⁽¹⁾
1357 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102-121kWh A		
81-101kWh B	81	81
61-80kWh C		
41-60kWh D		
21-40kWh E		
1-20kWh F		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
102-121kWh A		
81-101kWh B		
61-80kWh C		
41-60kWh D		
21-40kWh E		
1-20kWh F		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	