DERBYSHIRE'S

Lettings Department

Leigh

£2,200 Per Month

4 2 3 C

Substantial 4 bedroom barn conversion available now.
** Utilities are provided centrally by the landlord at a fixed fee of £250pcm** Full details on request.
The property comprises of:
Spacious lounge with feature fireplace.
Study (which can also be used as a ground floor bedroom).
Open plan dining area.
Large newly fitted kitchen (integral oven and hob) with breakfast area and wood burning stove.
Utility room. Ground floor W.C.
Master Bedroom with new en-suite, and fitted wardrobe.
Three further double bedrooms on first floor with fitted wardrobes.
Family wet room with walk in shower.
Large ground floor workshop/store (with mains electric and lighting.
Double car port. Additional parking for two vehicles.
Patio with pizza oven and greenhouse.
Large gardens with vegetable patches and shed. Property located on a private estate with far reaching views.

EPC C

- Attached Barn
- Four Bedrooms
- Parking
- Lounge
- Dining Room
- Kitchen / Breakfast Room
- Utility Room
- Master Ensuite & Bathroom
- Garden
- Log Burner / Central Heating

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**