



16 Station Road, Derby, DE74 2NJ

£995 Per Month

Available to let on Station Road in Castle Donington, this delightful end-terraced house offers a perfect blend of modern living and traditional character. Spanning three storeys, the property boasts three generously sized double bedrooms, ensuring ample space for family or renters requiring a home office or dressing room space.

The property comprises of a spacious kitchen overlooking the garden, dining room with cupboard under the stairs and leads to a bright and airy lounge with electric fire. To the first floor there is a master bedroom, overlooking Station Road, a small room off the corridor, ideal for storage and a family bathroom. To the second floor you will find 2 further double bedrooms, both extremely spacious and bright.

The property has been recently refurbished throughout giving it a modern and clean feel but also benefits from the traditional features that this character property has to offer.

This property also benefits from its prime location in Castle Donington, a village known for its community spirit and convenient amenities. Whether you are looking for a family home or a place to settle down, this end-terraced house is a wonderful opportunity that should not be missed.

Property



The subject property is over three floors and briefly comprises of Lounge, dining room, Kitchen, first floor Landing with a bedroom, study, and bathroom. Second floor, landing two further bedrooms. Outside a covered passageway leads to low maintenance gardens. Great location for public transport and the village amenities.

Ground Floor

Entrance

The property is accessed via the front door opening to the lounge. There is a further door opening to a covered passage leading to rear gardens.

Lounge 12'3" x 11'8" (3.75 x 3.56)

With Pvc framed double-glazed window to the front elevation matching Pvc framed front door. central heating radiator.

Dining Room 10'10" x 9'1" (3.31 x 2.79)

With latch key timber door to staircase, central heating radiator, useful understair cupboard.

Kitchen 11'0" x 8'11" (3.36 x 2.72)

With a range of wall and base units , complementing work surface. Wall mounted Combination gas fired central heating boiler. Inset sink and drainer. Cooker & washing machine. Twin Pvc framed double glazed windows to rear elevation and matching Pvc framed door leading to covered passageway and rear gardens.

Landing

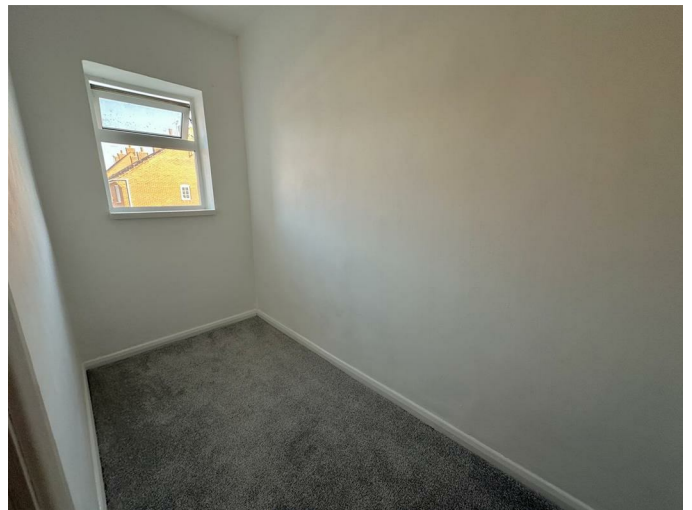
With staircase rising and descending, latch key doors leading off to further rooms.

Bedroom One 12'3" 11'0" (3.75 3.36)



With Pvc framed double-glazed window to front elevation. Central heating radiator.

Study/ Office 10'4" x 3'9" (3.15 x 1.15)



Ideal space to create a home office or study. Central heating radiator.

Bathroom



Newly fitted bathroom with tiles to the walls, mains fed shower over bath, pedestal wash hand basin, WC. heated towel rail. Pvc framed double glazed window.

Second Floor

With Landing and rooms leading off.

Bedroom Two 12'3" x 11'8" (3.75 x 3.56)



With Pvc framed double glazed window to front elevation. Central heating radiator.

Bedroom Three 10'10" x 9'1" (3.31 x 2.79)



With Pvc framed double glazed window to rear elevation. Central heating radiator.

Outside Rear



With covered passageway leading to the front elevation. To the rear is a generous low maintenance garden. Decking area. The boundary comprises of a brick and panelled fencing combination.

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): £229.61

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): £1,148.07

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.

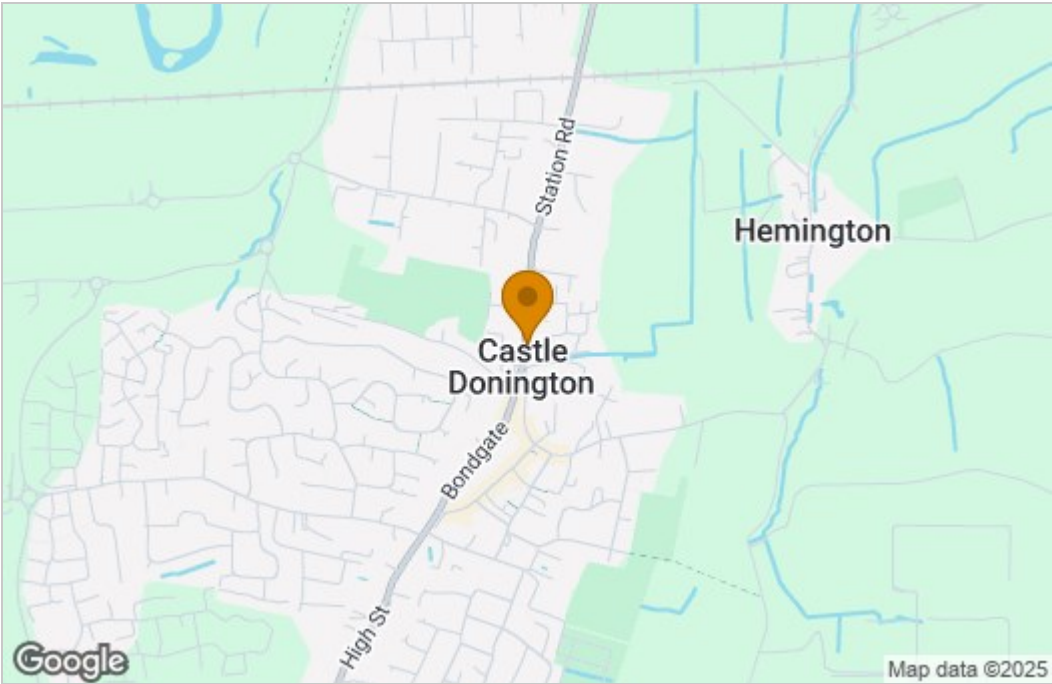
Floor Plan



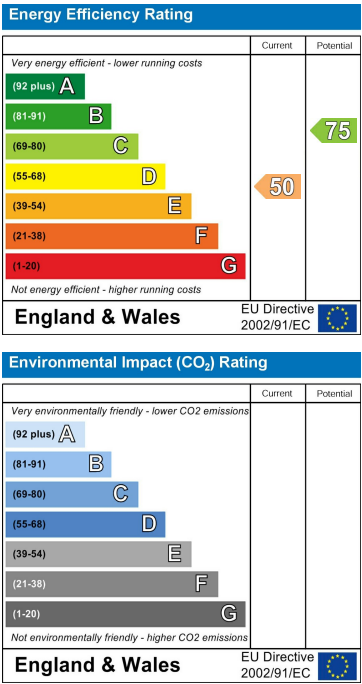
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.