lighthouse lettings

£1,250 Per Calendar Month* fees apply

4 Barrington Close, Kirk Langley, Ashbourne, Derbyshire, DE6 4NB

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Lighthouse Estate Agents are pleased to offer this spacious, three bedroom, two bathroom well situated property to rent. Briefly the property comprises of a dining kitchen with access to the rear enclosed courtyard garden, the kitchen includes an electric oven and gas hob, integrated fridge and freezer. There is a spacious lounge with feature fire place, a hall with downstairs cloak leading to the first floor where there are three larger than average double bedrooms one with an ensuite shower room. There is a family bathroom with three piece suite and shower over the bath. To the front of the property is allocated parking.
Excellent location for Derby and A38, Ashbourne and surrounding area. Good school catchment area. EPC: C

VIEWING IS STRICTLY BY APPOINTMENT WITH LIGHTHOUSE ESTATE AGENTS.
ALL PROPERTIES ARE TAKEN AS SEEN and prospective tenants must make sure that they are happy with the particulars and condition of the property before applying for a property and entering into a tenancy agreement.

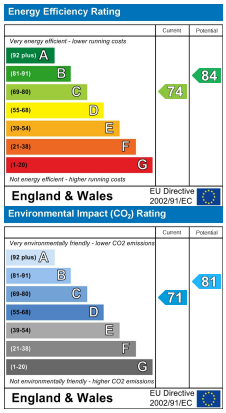
Agents Disclaimer

Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.



Directions

Lighthouse Estate Agents Ltd.
Registered Office: 28 Low Moor Road, Kirkby-in-Ashfield, Nottinghamshire, NG17 7BP
Telephone: 01623 753123 email: admin@lighthouse-estateagentsco.uk
www.lighthouse-estateagents.co.uk

The Property Ombudsman LETTINGS
OFT Approved code
The Property Ombudsman

Company No: 05878430