

# The Riverbank

Willington, Derby, DE65 6EQ

John   
German



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£675 pcm

**FLOORPLAN AND VIRTUAL VIEWING AVAILABLE:** This stunning two bed modern town house with character features is situated close to the banks of the River Trent.

This stunning two bed modern town house has character features such as beams to the ceiling, wooden panelled internal doors and is situated in a cul de sac position.

This modern home offers a fantastic long term rental in a desirable South Derbyshire village location with a shop just over the road, village pubs and train station all within walking distance. Even Mercia Marina is within walking distance. There is a bus stop outside which provides easy access to either Burton or Derby plus it is within the John Port School catchment area. It is within a ten minute drive to the A38/A50 road network.

Tucked neatly behind an infill development, the private drive leads into the cul de sac where this property can be found to the left. There is driveway parking for two cars to the front of the property.

The entrance hall has under stairs storage and stairs to the first floor. The modern kitchen which is to the front of the property has a selection of wall and base units with complimentary worktop and tiling plus it is fitted with a stainless steel oven and hob plus it has an extractor fan above. There is space in the kitchen for a washing machine and fridge/freezer.

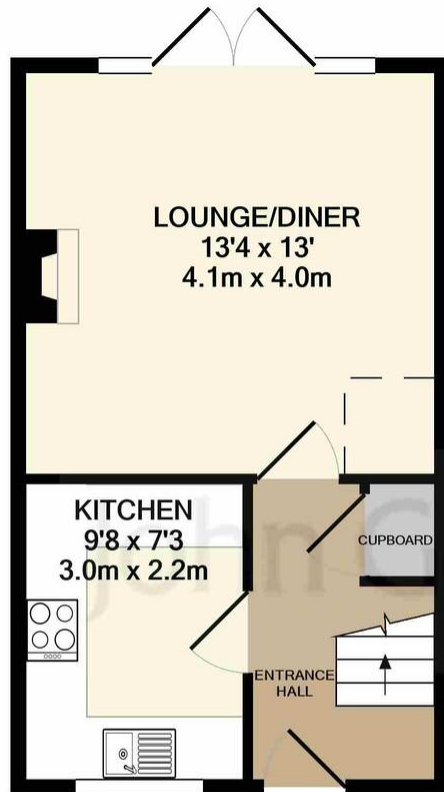
The spacious lounge to the rear of the property has double doors out into the rear garden. The rear garden has a small shed and is in the process of being landscaped with the patio being extended plus gravel being laid instead of the lawn to make it a maintenance free rear garden.

To the first floor is a superb size master bedroom to the rear plus there is a further good sized bedroom to the front which has a walk in wardrobe and airing cupboard.

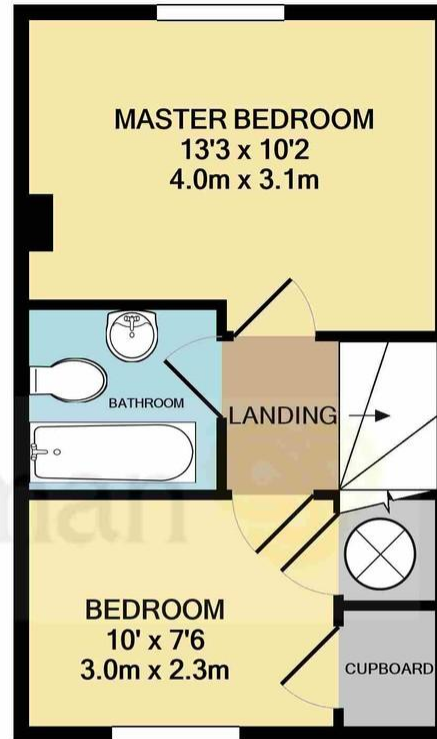
The modern bathroom has a shower over the bath.







GROUND FLOOR



1ST FLOOR

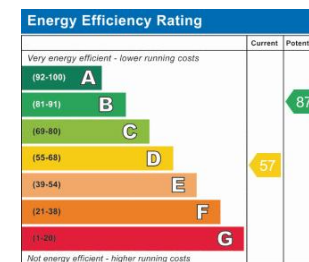
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

### Agents' Notes

As part of our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. None of the services or appliances to the property have been tested.

### Referral fees

We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EPC to be provided on behalf of a client, we charge an administration fee of £96 which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.



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