East Lawn Drive
Doveridge, DE6 5JN

A brand new two bedroom executive new build property available to let on the brand new David Wilson Homes Development in the popular village of Doveridge.

£695 pcm

John German

John German are very excited to be offering for let a brand new 2 bedroom semi-detached property in Doveridge which is a popular village just outside of Uttoxeter with access to the A50 making it conveniently situated for travel to Burton, Ashbourne, Derby and Stoke.

The Wilford design is a modern home which has been stylishly completed in neutral colours and is available unfurnished with open plan living and dining room and featuring a stylish separate kitchen with appliances including the washing machine, dishwasher, fridge freezer and electric oven with hob.

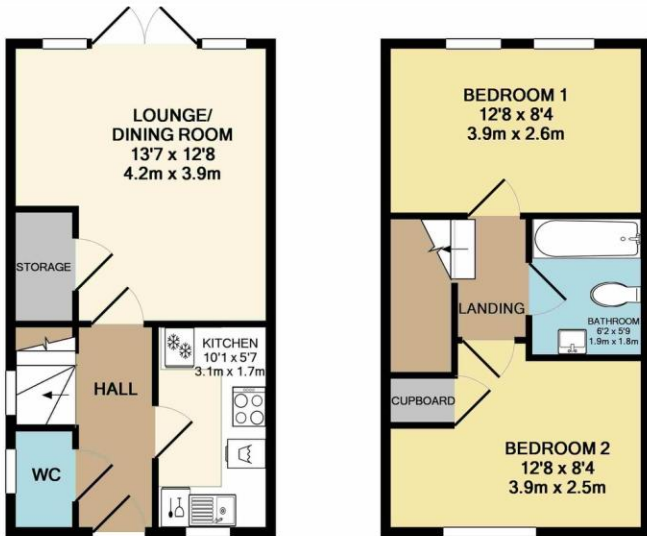The property also benefits from a ground floor guest cloakroom.

On the first floor, you will find two generous bedrooms and a family bathroom with fully fitted suite with shower over the bath, wc and wash basin.

Outside the property there is a fully enclosed garden with parking for two vehicles.

This is a superb opportunity to rent a stunning new build property which would suit a professional single person or couple.

This property is Unfurnished

Ref: JGLET201219

GROUND FLOOR
APPROX. FLOOR
AREA 300 SQ.FT.
(27.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 300 SQ.FT.
(27.8 SQ.M.)

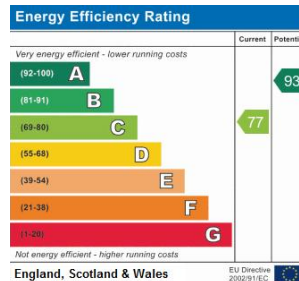TOTAL APPROX. FLOOR AREA 599 SQ.FT. (55.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents' Notes

As part 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.

John German
9a Market Place, Uttoxeter,
Staffordshire, ST14 8HY
01889 561750
lettings@johngerman.co.uk