

Underhill Close

Sunnyhill, Derby, DE23 1RH



Newly decorated three bed mid town house
with brand new gas central heating and
garage.

£625 pcm



John German 

Situated in the popular residential area of Sunnyhill, is this redecorated three bed mid town house.

To the front of the property is plenty of on street parking plus the property has off street parking and a garage.

The hallway leads into a lounge through dining area with a separate kitchen off. The kitchen has modern units and is fitted with an oven, hob and extractor.

A rear door leads into the enclosed garden with patio area, lawn and mature planting.

To the first floor there are two double bedrooms plus a good sized single bedroom also.

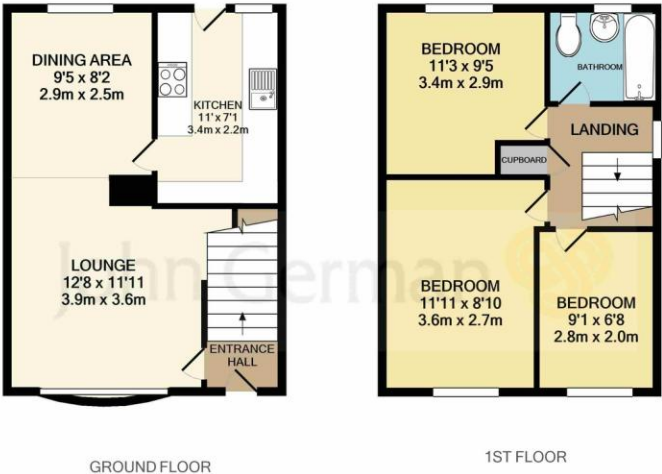
The contemporary bathroom has a shower over the bath.

The property benefits from brand new gas central heating and double glazing. This property is available on a long term let.

This property is Unfurnished

Council Tax Band: A

Ref: JG



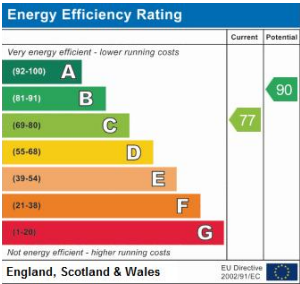
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.johnngerman.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 these 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
Suite 3, The Mill, Lodge Lane, Derby,
Derbyshire, DE1 3HB
01332 293493
lettings@johnngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office
JohnGerman.co.uk Sales and Lettings Agent

