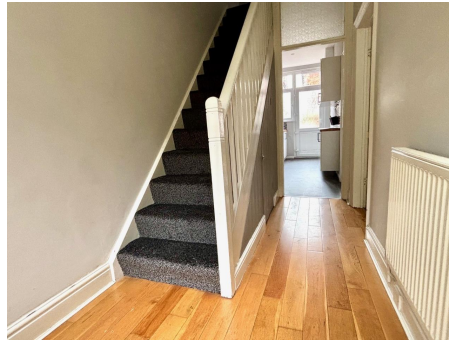


PEAKLAND VIEW , DARLEY DALE, MATLOCK, DE4 2GF



Rental £800 pcm / Bond £920

3 bedroom House available Now



Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

- * Unfurnished
- * Sought after location
- * Front Garden

- * Three bedrooms
- * EPC Rating C
- * Yard

- * Well presented
- * Council Tax Band "B"
- * Two outbuildings

Situation

DESCRIPTION – An easily managed and well presented three bedroom terrace property situated in a convenient location close to good local facilities and more extensive amenities in Matlock. The comfortable accommodation comprises entrance lobby, sitting room, dining room, kitchen, three bedrooms and bathroom. Outside, there is a front garden, plus rear yard with outbuildings. The property is ideally suited to the single occupant, young professionals seeking a low maintenance home. Good road communications lead to the neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton, with the cities of Sheffield, Derby and Nottingham each within daily commuting distance.

VIEWINGS – via the Matlock Office 01629 580228. **TO LET** - Unfurnished **OUTSIDE & PARKING** Gravelled front garden, rear yard with two outbuildings. There is no private parking at the property.

SERVICES – All mains services are available to the property. **EPC RATING** - C **COUNCIL TAX** – Band B (Derbyshire Dales District Council)

TENANCY – Six month Assured Shorthold Tenancy with opportunity for a longer period subject to a satisfactory occupancy. The Tenant will be responsible for Council Tax, water rates and all statutory costs.

DIRECTIONS – From Matlock Crown Square, take the A6 north to Darley Dale. After passing the Whitworth Institute continue beyond the Broadwalk parade of shops, over the pedestrian crossing and continue on before locating Peakland View on the right. Turn into Peakland View and follow the road round to the right. No. 8 can be found on the left hand side, identified by the agent's To Let board.

Accommodation

Dining room (Ground Floor)
4.59m (15'1") x 8.28m (27'2")
With built-in storage.

Entrance hall (Ground Floor)

Bathroom (First Floor)

2.46m (8'1") x 1.79m (5'11")
Mains shower over the bath.

Bedroom 1 - front double (First Floor)
3.61m (11'11") x 3.27m (10'9")

Bedroom 2 - rear double (First Floor)
4.10m (13'6") x 3.27m (10'9")

Bedroom 3 - front single (First Floor)
2.47m (8'2") x 1.79m (5'11")

All measurements are approximate.

Further Information

The deposit required is £920

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Directions

For directions, please see property description.