

**STONE COTTAGES ,  
MAYFIELD ROAD,  
ASHBOURNE,  
DERBYSHIRE, DE6 2BJ**



**Rental £700 pcm / Bond £807**

**2 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 (CO<sub>2</sub>) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

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
- \* Convenient edge of town\* Courtyard patio garden location
- \* Gas fired central heating, uPVC double glazing

### Situation

An extended, traditional stone built cottage offering spacious and flexible 2/3 bed roomed accommodation, within convenient reach of Ashbourne's facilities and amenities. Ideal for occupation by a professional couple, the property benefits from gas fired central heating, sealed unit double glazing and should be viewed without delay. SERVICES It is understood that all main services are connected. Gas fired Central Heating. COUNCIL TAX Band B TENANCY Six month Assured Shorthold Tenancy with opportunity for a longer period subject to a satisfactory occupancy. The Tenant is responsible for Council Tax, water rates and all utility costs. EPC Rating Band D VIEWING: Via the Ashbourne Office NO PETS. NO SMOKERS

### Accommodation

**Dining Room (Ground Floor)**  
4.05m ( 13'4") x 2.05m ( 6'9")

**Entrance Lobby (Ground Floor)**

**Front Sitting Room (Ground Floor)**  
4.04m ( 13'4") x 4.00m ( 13'2")

**Garden Room, Study or Potential ground floor Bedroom (Ground Floor)**

### Outside (Ground Floor)

Small forecourt - enclosed rear courtyard. There is no on-site parking with the property.

### Rear Lobby (Ground Floor)

**Well Fitted Kitchen (Ground Floor)**  
3.06m ( 10'1") x 2.56m ( 8'5")  
with integrated appliances

### Wet Room (Ground Floor)

with fully tiled walls, shower, WC and wash basin

### Bathroom (First Floor)

with new three piece suite in white

### Bedroom One (First Floor)

3.08m ( 10'2") x 2.09m ( 6'11")  
(front) with a range of inbuilt wardrobes

### Bedroom Two

2.68m ( 8'10") x 2.53m ( 8'4")  
(rear)

All measurements are approximate.

### Further Information

The deposit required is £807

The landlord has requested to include The tenant hereby agrees to return a signed copy of the inventory with any amendments noted within 14 days of the commencement of the tenancy. If the inventory with any amendments is not received within this time it will be deemed that the tenant is fully satisfied and in agreement with the condition of the property as noted in the inventory.

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