

**MOUNT PLEASANT FARM
COTTAGE , CHURCH
BROUGHTON,
ASHBOURNE,
DERBYSHIRE, DE65 5DE**



Rental £1,700 pcm / Bond £1961

3 bedroom House available Now



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
- * Extractor canopy
- * Extensive gardens

- * Fitted Carpets and Flooring
- * En-Suite
- * Oil fired central heating

- * Oven and hob
- * Garage
- * Dishwasher

Situation

DESCRIPTION A delightful rural family home offering extremely spacious and flexible oil centrally heated and double glazed accommodation. Occupying

extensive garden grounds with ample car standing space and a detached double garage the property enjoys far reaching views to the rear and is well worthy of an early inspection.

ACCOMMODATION Reception Hall 9' x 5'6" (2.74m x 1.68m) Front Dining Room 19'6" x 12' (5.94m x 3.66) Sitting Room 18'3" x 16'3" (5.56m x 4.95m) with fireplace having open grate Large Fitted Breakfast Kitchen 24'10" x 12' (7.57m x 3.66m) with windows to both front and rear Rear Lobby Rear Porch with exterior door Utility/Boiler Room 13' x 6' (3.96m x 1.83m) housing the oil fired central heating boiler Guest Cloakroom with low flush wc and pedestal wash hand basin Staircase to First Floor Landing Bedroom (front double) 16'1" x 10'5" (4.90m x 3.17m) Bedroom 12' x 10' (3.66m x 3.05m) Principal Family Bathroom having four piece suite including walk in shower Master Bedroom Suite comprising Double Bedroom 16'6" x 12' (5.03m x 3.66m) with range of in built wardrobes En Suite Shower Room Dressing Room or Nursery Bedroom OUTSIDE Extensive primarily lawned garden grounds with detached brick and tile Double Garage Rent: £1700 per calendar month (to include lawn maintenance) Bond: £1961 SERVICES It is understood that mains water and electricity are connected COUNCIL TAX South Derbyshire District Council Band. Band E 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 D NO PETS. NO SMOKERS VIEWING: Via the Ashbourne Office on 01335 346246

Front Dining Room

5.94m (19'6") x 3.66m (12'1")

Guest Cloakroom

with low flush wc and pedestal wash hand basin

Large Fitted Breakfast Kitchen

7.57m (24'11") x 3.66m (12'1")

well fitted with good quality base and wall units and windows to both front and rear

Master Bedroom

5.03m (16'7") x 3.66m (12'1")

with range of in built wardrobes

Principal Family Bathroom

Having four piece suite including walk in shower

Rear Lobby

Rear Porch

having door to the exterior

Reception Hall

2.74m (9'0") x 1.68m (5'7")

Sitting Room

5.56m (18'3") x 4.95m (16'3")

with fireplace having open grate

Utility/Boiler Room

3.96m (13'0") x 1.83m (6'1")

housing the oil fired central heating boiler

All measurements are approximate.

Further Information

The deposit required is £1,961

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, 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

Accommodation

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