

**TUTBURY HOLLOW ,
ASHBOURNE,
DERBYSHIRE, DE6 1TD**



Rental £1,550 pcm / Bond £1788

**4 bedroom House available 22 May
2026**



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	

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
- * Garage
- * Front and rear gardens

- * Gas central heating
- * En-Suite

- * Double Glazed
- * Conservatory

Situation

A modern, detached, four bedroomed family home in quiet cul d sac location on a popular residential development convenient for town centre facilities. The well appointed, gas centrally heated and sealed unit double glazed accommodation is enhanced by a good sized conservatory, pleasant gardens and useful garage. Early viewing is highly recommended. SERVICES It is understood that all mains services are connected to the property. The property has the benefit of solar roof panels. COUNCIL TAX 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 Band B. VIEWING: Via the Ashbourne Office

Accommodation

Comprehensively Fitted Dining Kitchen (Ground Floor)

6.00m (19'9") x 3.06m (10'1") with integrated appliances

Conservatory (Ground Floor)

4.00m (13'2") x 3.64m (12'0")

Guest Cloakroom/WC (Ground Floor)

Outside (Ground Floor)

Gardens front and rear. Detached brick and tile garage

Reception Hall (Ground Floor)

Sitting Room (Ground Floor)

5.07m (16'8") x 3.35m (11'0") plus box bay window to the front. Fireplace with bioethanol fire

Utility Room (Ground Floor)

1.89m (6'3") x 1.37m (4'6")

Bedroom Four (First Floor)

3.27m (10'9") x 2.04m (6'9")

Bedroom Three (First Floor)

2.08m (6'10") x 2.56m (8'5")

Bedroom Two (First Floor)

3.06m (10'1") x 3.23m (10'8")

En Suite Shower Room (First Floor)

Family Bathroom (First Floor)

with fitments in white

Master Bedroom (First Floor)

3.09m (10'2") x 3.04m (10'0")

Landing

All measurements are approximate.

Further Information

The deposit required is £1,788

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. , Octopus Energy are the current electricity and gas suppliers who the landlords wish to retain. The tenants must not therefore change the supplier during the tenancy term. , The stop taps are located under the sink unit. There is a cold water feed which leads to the garage from the sink unit and this should be isolated in winter to prevent freezing and bursting of pipes, The benefit of any surplus electricity generated by the solar panels will continue to be reimbursed to the landlord

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, 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