



# OVERDALES BARN, HOGNASTON, ASHBOURNE, DERBYSHIRE, DE6 1NR



Rental £1,800 pcm / Bond £2076

# 3 bedroom Barn Conversion available Now

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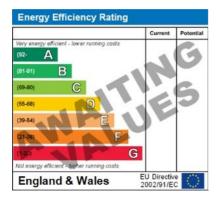


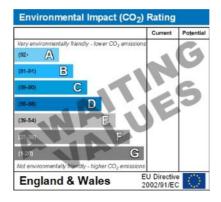




### **Energy Performance Certificates**

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.





\* Part Furnished

\* En-Suite

\* Agricultural views

\* Garden Shed

\* Oil fired central heating

#### **Situation**

A high quality, stone barn conversion offering characterful and spacious oil accommodation centrally heated which is arranged with the bedroom accommodation at ground floor level and the living space at first floor level so that it can take full advantage of the stunning views across Carsington Water. The very well appointed. three/four bedroomed accommodation is ideal occupation by professional the couple and should be viewed without delay. 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 NO PETS. NO SMOKERS

#### **Accommodation**

#### Outside (Ground Floor)

Extensive site with large car standing and turning area. Planted beds and borders, paved patio. Timber garden shed. Utility cupboard beneath external stone staircase.

#### **Bedroom**

4.19m (13'9") x 3.04m (10'0") with fitted pedestal wash hand basin

#### **Bedroom Three**

4.19m (13'9") x 2.82m (9'4")

#### **Dining Room**

4.27m ( 14'1") x 2.89m ( 9'6")

# Double aspect Sitting Room 6.93m (22'9") x 3.53m (11'7")

En Suite Shower Room

#### Family Bathroom

Fitted Breakfast Kitchen 4.19m ( 13'9") x 3.45m ( 11'4")

#### Master Bedroom Suite 4.22m (13'11") x 3.04m (10'0")

#### Reception Hall

Study (potential 4th bedroom) 2.61m (8'7") x 2.49m (8'3")

#### Utility Room/Boiler Room 2.54m (8'4") x 2.44m (8'1")

All measurements are approximate.

#### **Further Information**

The deposit required is £2,076

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

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