

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



Rental £1,550 pcm / Bond £1780

**3 bedroom Barn Conversion 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	

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
- * En-Suite

- * Agricultural views
- * Garden Shed

- * Oil fired central heating

Situation

A high quality, stone barn conversion offering characterful and spacious oil centrally heated accommodation 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 for occupation by the professional couple or family and should be viewed without delay. SERVICES It is understood that mains water and electricity are connected. Drainage is to a private on site tank system. Oil central heating. 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 D VIEWING: Via the Ashbourne Office on 01335 346246 PETS CONSIDERED, 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 £1,780

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