

**PARK ROAD ,
ASHBOURNE,
DERBYSHIRE , DE6 1FN**



Rental £875 pcm / Bond £1009

3 bedroom Townhouse 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

* Garden

* Off Road Parking

* Close to town centre amenities

Situation

A surprisingly spacious traditionally styled and constructed town house property convenient for the shops and other facilities of Ashbourne town centre. Ideal for occupation by the growing family the property is gas centrally heated and sealed unit double glazed throughout and provides three good sized bedrooms with forecourt parking and large garden to the rear. Early internal viewing is enthusiastically encouraged. SERVICES It is understood that all mains services are connected to the property COUNCIL TAX Band C TENANCY Assured Periodic Tenancy. The Tenant is responsible for Council Tax, water rates and all utility costs. EPC Rating Band D VIEWING: Via the Ashbourne Office

Accommodation

Comprehensively Fitted Kitchen (Ground Floor)

3.05m (10'1") x 2.38m (7'10")

Front Sitting Room (Ground Floor)

3.76m (12'5") x 3.54m (11'8")

with beautiful period fireplace and bay window

Ground Floor Cloakroom (Ground Floor)

with low flush wc and wash hand basin

Outside (Ground Floor)

Wide gravelled forecourt parking space. Spacious easily managed private rear garden

Reception Hall (Ground Floor)

Separate Dining Room (Ground Floor)

3.08m (10'2") x 3.63m (11'11")

Utility Room (Ground Floor)

1.57m (5'2") x 1.05m (3'6")

Bathroom (First Floor)

with three piece suite in white

Bedroom One (First Floor)

4.58m (15'1") x 3.76m (12'5")

with range of in built wardrobe cupboards

Bedroom Three (First Floor)

2.72m (9'0") x 2.43m (8'0")

Bedroom Two (First Floor)

3.08m (10'2") x 3.36m (11'1")

with range of in built bedroom furniture

Landing (First Floor)

All measurements are approximate.

Further Information

The deposit required is £1,009

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 open fire is not to be used.

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