

**COURTYARD COTTAGE ,
HALL FARM,
SNITTERTON, MATLOCK,
DE4 2JG**



Rental £750 pcm / Bond £865

1 bedroom House 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	

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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
- * EPC Rating C
- * Barn conversion

- * One bedroom
- * Council Tax Band - TBC

- * Generously proportioned
- * Parking

Situation

DESCRIPTION – A charming single storey barn cottage, recently converted from former farm buildings which has been undertaken to an exacting standard to provide a blend of character and contemporary style. The stone building retains sliding external shutter doors for added charm whilst the internal accommodation briefly comprises; fitted kitchen with appliances and being open plan to a spacious living room, separate bedroom suite with built-in wardrobe, and access to the bathroom. There is car parking space for two vehicles and a small patio terrace, which allows delightful views across the Derwent Valley. Good road communications lead to the surrounding centres of employment to include Matlock (one mile), Bakewell (7 miles), Chesterfield (11 miles), Derby (20 miles), Sheffield (20 miles), and Matlock boasts a pay train service linking to the national network. TO LET - Unfurnished SERVICES – Electricity, water and drainage are available to the property. EPC RATING - C COUNCIL TAX – Derbyshire Dales District Council Band - TBC TENANCY – Six month Assured Shorthold Tenancy with opportunity for a longer period subject to a satisfactory occupancy. The Tenant will be responsible for Council Tax, water rates and all statutory costs. DIRECTIONS – From Matlock Crown Square, take Bakewell Road before turning left at the roundabout then right at the traffic lights and right again into Matlock Spa Road. Rise up the hill and on into Snitterton Road, continuing for a further half mile until reaching Snitterton. On entering the centre of the village, turn left and follow the lane around the bend, beyond Snitterton Hall before turning into the courtyard. VIEWINGS – via the Matlock Office 01629 580228.

All measurements are approximate.

Further Information

The deposit required is £865

The landlord has requested to include Sub-letting of this property is strictly prohibited., Using this property as an "Air B&B" is strictly prohibited.

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

Directions

Please see property description for directions.

Accommodation

Bedroom - double (Ground Floor)

3.99m (13'2") x 3.46m (11'5")

With built in wardrobes

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