

TAYLOR COURT , ASHBOURNE, DERBYSHIRE, DE6 1BZ



Rental £1,000 pcm / Bond £1150

3 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		
(92-100) 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		
(92-100) 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		
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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
- * Rear Garden

- * Gas central heating
- * Close to town centre amenities

- * Garage

Situation

A most conveniently situated modern town house property offering good sized quality three bedroom accommodation convenient for the shops and facilities of Ashbourne. Being gas centrally heated and sealed unit double glazed throughout the property is considered likely to be of particular appeal to the discerning professional couple or young family as it provides flexible accommodation over three floors with a useful garage and pleasant garden. SERVICES It is understood that all mains services are connected to the property. COUNCIL TAX Derbyshire Dales District Council band D 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 C NO PETS. NO SMOKERS

Accommodation

Bedroom Three

2.37m (7'10") x 2.11m (7'0")

Bedroom Two

3.05m (10'1") x 2.48m (8'2")

En Suite Shower room

Family Bathroom

Fitted breakfast kitchen

4.69m (15'5") x 3.05m (10'1")

Forecourt recessed garage

5.83m (19'2") x 2.57m (8'6")

Ground floor reception hall with cloaks cupboard

Guest cloakroom

with wc and wash hand basin

L shaped sitting/dining room

4.71m (15'6") x 4.07m (13'5")

Master Bedroom Suite

4.07m (13'5") x 3.38m (11'2")

Outside

Enclosed private rear garden with paved patio and planted beds

Utility Room

2.32m (7'8") x 1.96m (6'6")

All measurements are approximate.

Further Information

The deposit required is £1,150

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