Archway Estate Office 16 Crown Square Matlock DE4 3AT



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# **TAYLOR COURT**, ASHBOURNE, **DERBYSHIRE, DE6 1BZ**



# Rental £1,000 pcm / Bond £1150

**3 bedroom House available Now** 

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MATLOCK : 16 Crown Square, Matlock, DE4 3AT 01629 580228 ASHBOURNE : 11 Church Street, Ashbourne, DE6 1AE 01335 346246 CHESTERFIELD : 43 Clarence Road, Chesterfield, S40 1LQ 01246 209950 Also THE DERBYSHIRE SALEROOM : Bakewell







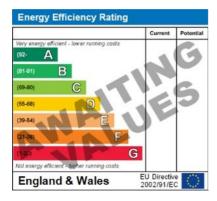


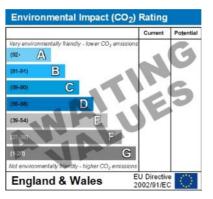




### **Energy Performance Certificates**

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.





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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

#### Situation

A most conveniently situated modern town house property offering good bedroom sized quality three 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 provides flexible as it 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

\* Gas central heating \* Garage \* Close to town centre amenities

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

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