

**NEWELL WAY , DARLEY
DALE, MATLOCK,
DERBYSHIRE, DE4 2TU**



Rental £1,800 pcm / Bond £2075

4 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
- * Parking
- * Front and rear gardens
- * EPC Rating D

- * Four bedrooms
- * Garage
- * Viewing recommended

- * Two bathrooms
- * Council Tax Band "E"
- highly* Very well presented

Situation

DESCRIPTION – This well appointed four bedroom detached home, which has undergone updating works in recent years, benefits from a detached double garage, ample car parking for at least four vehicles and good sized enclosed gardens. The accommodation comprises dining kitchen with modern cupboards, appliances and Quartz surfaces, spacious sitting room, dining room / home office, utility room, cloakroom. At first floor level, four double bedrooms and two bathrooms. The property would suit a variety of tenants, and a viewing is highly recommended to fully appreciate the space on offer. The house stands to a highly regarded location, positioned at the end of a cul-de-sac with access to a wide range of local shops, facilities and schooling. Good road communications lead to the neighbouring market towns of Matlock (3 miles), Bakewell (5 miles), Chesterfield (10 miles) and the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance. VIEWINGS – via the Matlock Office 01629 580228. TO LET - Unfurnished SERVICES – All mains services are available to the property. EPC RATING - C COUNCIL TAX – Derbyshire Dales District Council Band E 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 take the A6 north to Darley Dale. On reaching Darley Dale, turn right onto The Parkway, then left onto John Turner Road, then left onto Nether Way. At the end of Nether Way, turn left onto Newell Way and follow the cul-de-sac round to the left where no. 1 can be found as the first house on the left.

Accommodation

Sitting room (Ground Floor)

Ensuite to master bedroom 1 (First Floor)

Family bathroom (First Floor)

Master bedroom 1 - double (First Floor)

Three further double bedrooms (First Floor)

All measurements are approximate.

Further Information

The deposit required is £2,075

The landlord is willing to rent this home to Employed

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.

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