

**BOWER CLOSE ,
ASHBOURNE,
DERBYSHIRE, DE6 1TA**



Rental £950 pcm / Bond £1096

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+) 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
- * Oven and hob

- * Gas central heating
- * Garden

- * Double Glazed
- * Off Road Parking

Situation

A delightful modern three bedroom semi offering very well appointed and presented three bedroom accommodation in a popular residential location convenient for Ashbourne's facilities and amenities. Gas centrally heated and double glazed with pleasant gardens and car standing. An early viewing is most enthusiastically encouraged. SERVICES It is understood that all mains services are connected. COUNCIL TAX Band C TENANCY Assured Periodic Tenancy The Tenant is responsible for Council Tax, water rates and all utility costs. EPC Rating Band B NO SMOKERS

Accommodation

Comprehensively fitted Kitchen (Ground Floor)

3.20m (10'6") x 2.31m (7'7")

Entrance Hall (Ground Floor)

Guest Cloakroom (Ground Floor)

Outside (Ground Floor)

Pleasant gardens to front and rear, side car standing space

Sitting Room (Ground Floor)

5.10m (16'9") x 4.52m (14'10")
Having French doors to the rear garden

Bedroom One (First Floor)

3.45m (11'4") x 3.20m (10'6")
With En Suite Shower Room off

Bedroom Three (First Floor)

2.23m (7'4") x 2.06m (6'10")

Bedroom Two (First Floor)

3.33m (11'0") x 2.36m (7'9")

Family Bathroom (First Floor)

All measurements are approximate.

Further Information

The deposit required is £1,096

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