

**MILLSCROFT ,
HOGNASTON,
ASHBOURNE, DE6 1PT**



Rental £900 pcm / Bond £1038

3 bedroom House available Now



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
- * Parking

- * Front and rear gardens
- * Oil fired central heating
- * Popular village

Situation

A very spacious, three bedroomed, semi-detached house enjoying a delightful location in a popular and sought after Derbyshire Dales village. Ideal for occupation by the growing family the property benefits from oil fired central heating and sealed unit double glazing throughout. Convenient for Ashbourne, Wirksworth and Matlock the property is also near to the renowned Carsington Reservoir. Early viewing is highly recommended. SERVICES It is understood that mains water, electricity and drainage are connected. Oil fired central heating. COUNCIL TAX Derbyshire Dales District Council Band A 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 E NO PETS NO SMOKERS

Accommodation

Fitted Kitchen (Ground Floor)
3.66m (12'1") x 2.03m (6'8")

Full width Living/Dining Room (Ground Floor)
7.07m (23'3") x 3.28m (10'10")

Large Entrance Hall (Ground Floor)

Outside (Ground Floor)

Pleasant front garden. Side driveway providing ample car standing. Large primarily lawned rear garden

Rear Hall/Utility Room/Boiler Room (Ground Floor)

with oil fired central heating boiler

Wet Room (Ground Floor)

with shower and wc

Bathroom (First Floor)

Bedroom One (First Floor)

4.06m (13'4") x 3.22m (10'7")

Bedroom Three (First Floor)

3.17m (10'5") x 2.03m (6'8")

Bedroom Two (First Floor)

3.66m (12'1") x 3.25m (10'8")

All measurements are approximate.

Further Information

The deposit required is £1,038

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, Unemployed, 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