

**PRESTEDGE FARM ,
WHITEFIELD LANE,
PRESTEDGE, ASHOVER,
S45 0HX**



Rental £1,250 pcm / Bond £1440

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	

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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
- * Council Tax Band "G"
- * Offered Furnished or* Spacious accommodation
- Unfurnished
- * Cutstone fireplaces with wood burning stoves
- * Quiet rural setting
- * EPC Rating E
- * Three bedrooms
- * Very well presented
- * Period ceiling beams

Situation

DESCRIPTION – A detached stone built former farmhouse with gardens and grounds providing spacious three bedroom accommodation. The property is well presented throughout being refurbished over recent years and extended to provide a modern home. The accommodation briefly comprises entrance hall, two reception rooms, well fitted kitchen, side porch, two first floor double bedrooms and bath and shower room. Outside is ample parking and easily managed gardens. Prestedge Farm sits amongst some of Derbyshire's finest countryside and within the sought after Ashover parish. A network of local roads provide access to the neighbouring towns of Chesterfield, Matlock and Bakewell with the cities of Sheffield, Derby and Nottingham all within daily commuting distance. Note: the property is offered furnished or unfurnished SERVICES – Mains electricity is available to the property. There is the benefit of oil fired central heating and hardwood double glazing throughout. There is a private water supply and drainage facilities. EPC RATING - E COUNCIL TAX – North East Derbyshire District Council Band G 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 – Leave Matlock on the A632 Chesterfield Road, passing the Golf Club and dropping down Slack Hill to the village of Kelstedge. At Kelstedge turn left into Kelstedge Lane and then continue into Eaton Lane (care on single track lane). At the head of Eaton Lane, bear left and as the road bends left again into Whitfield Lane, Prestedge Farm can be found on the left hand side. Alternatively, after leaving Matlock on the A632, turn left into Wirestone Lane at the top of Slack Hill. Proceed along Wirestone Lane, then take the

Sitting room (Ground Floor)

4.26m (14'0") x 4.16m (13'8")
Wood burning stove.

Bathroom (First Floor)

1.70m (5'7") x 1.63m (5'5")
Bath and separate shower

Bedroom 1 - double (First Floor)

4.26m (14'0") x 4.16m (13'8")

Bedroom 2 - double (First Floor)

4.40m (14'6") x 3.94m (13'0")

Bedroom 3 - double (First Floor)

3.95m (13'0") x 2.63m (8'8")

All measurements are approximate.

Further Information

The deposit required is £1,440

The landlord has requested to include At the commencement of the tenancy the heating oil tank will be filled up to the level oflitres and the tenant is required to replace this on termination of the agreement. The cooker/stove is fuelled by a "calor" gas canister. The landlord has supplied a full 47kg cannister which needs to be replaced once the tenancy is terminated. Broadband is supplied by Zycomm W3Z. The monthly cost for unlimited is currently £44.99 which is included within the rental figure., Broadband provider to remain with Zycomm with arrangement with the landlord., Amendments to Clause 4.1 - this clause should relate back to clause 3.4 not clause 3.5 Under Clause 3.4 - no telephone is supplied in this tenancy.

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, 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

Directions

For directions, see property description.

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