

**WYASTON COURT ,
ORCHARD LANE,
WYASTON, ASHBOURNE,
DE6 2DR**



Rental £1,850 pcm / Bond £2134

**4 bedroom Barn Conversion 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
- * Log burner

- * Garage

- * Front and rear gardens
- * Period ceiling beams

Situation

A superb quality barn conversion property offering spacious and flexible four bedroomed family accommodation in a highly sought after village location enjoying stunning panoramic rural views. The double glazed and propane gas centrally heated accommodation is appointed to the highest of standard throughout with the property having the benefit of spacious private gardens and a double garage. Ideal for the professional family occupation the property should be viewed without delay. SERVICES It is understood that mains electricity, water and drainage are connected. COUNCIL TAX Derbyshire Dales District Council band F 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 C NO PETS. NO SMOKERS

Accommodation

Bedroom

6.01m (19'9") x 2.49m (8'3")
measurements taken between purlins. Having Velux roof lights and eaves storage cupboards

Bedroom

3.17m (10'5") x 2.49m (8'3")

Bedroom

3.22m (10'7") x 2.87m (9'5")
with beams, Velux windows and eaves storage cupboards

Cloakroom

Having wc and wash hand basin

En Suite shower room

Family Dining Kitchen

6.01m (19'9") x 4.98m (16'5")
comprehensively fitted and equipped with integrated appliances

Galleried Study or Sitting Area

approached from the spiral staircase in sitting room

Ground floor bedroom suite

5.12m (16'10") x 4.65m (15'4")
having range of in built wardrobes

Ground Floor Family Bathroom

having quality fitments in white

Inner Hall

with main staircase to first floor level, built in cloaks cupboard

L shaped Landing

having in built storage cupboard and in built boiler cupboard

Outside

Delightful gardens front and rear, brick and tile double garage.

Sitting Room

6.01m (19'9") x 5.01m (16'6")
with spiral staircase to gallery over. fireplace with log burner

Spacious Reception Hall

All measurements are approximate.

Further Information

The deposit required is £2,134

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 has agreed that the tenants can keep one dog at the property. No other pets are allowed without prior written consent from the landlord

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired, Company

The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months