

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

The Oven, Dale Road Matlock, Derbyshire DE4 3LT



A one bedroomed characterful stone built cottage, enjoying idyllic position with river views and within walking distance to a wide variety of shops and amenities

- Ideally suited to the single person • Gas central heating • Sealed unit double glazing Open plan living dining room with kitchen area • Spiral staircase to first floor Bedroom and shower room Walled low maintenance fore garden • Delightful views • Highly convenient for the town centre of Matlock • Easy access to A38/M1 Viewing highly recommended Well presented throughout •

£325 Per calendar month



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GENERAL INFORMATION

Matlock town centre offers a good range of amenities including shops, schools and leisure facilities. The nearby A6 provides swift onward travel to the north and south. The nearby market town of Bakewell is approx. 7 miles to the north. Derby is approx. 15 miles to the south, Chesterfield is approx. 10 miles to the north-east and Sheffield is approx. 20 miles to the north all of these offer a more comprehensive range of amenities and are within commuting distance. Junction 28 of the M1 Motorway is approx. 12 miles providing swift onward travel to the north and south, other nearby regional centres and the main motorway network

ACCOMMODATION

OPEN PLAN LIVING/DINING/KITCHEN 4.03m x 3.58m (13'3" x 11'9")

With ample seating area, central heating radiator, boiler servicing the hot water and central heating, sealed unit double glazed sash style window to the front, glazed and panelled door. Kitchen area comprising a range of matching base, wall and drawer units, fitted laminated roll edge preparation surfaces with inset stainless steel sink unit draining board, four ring electric oven and plumbing suitable for an automatic washing machine, spiral staircase leads to:-

BEDROOM 3.66m x 2.39m (12'0" x 7'10")

Central heating radiator sealed unit double glazed window to the front and doorway leads to:-

SHOWER ROOM

With full suite in white to include pedestal wash hand basin, low flush wc and shower tray with electric shower over. Ceramic wall tiling. Radiator and wood

grain effect lino floor covering, extractor fan.

OUTSIDE

Directly to the front of the property is a low maintenance walled fore garden with manageable borders.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only, no smokers, no pets. Available now.

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

VIEWINGS

Strictly by appointment through Scargill Mann & Co Matlock Office on 01629 584591.

ASHBOURNE

BURTON UPON TRENT

DERBY

MATLOCK

LETTINGS

8 Market Place, Ashbourne, Derbyshire DE6 1ES

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