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2 The Old Bakery, Dale Road  
Matlock  
Derby  
Derbyshire  
DE4 3LT

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£450 Per Calendar Month

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- Stone built cottage
- River views
- Centrally heated
- Newly decorated
- Let & Managed By Scargill Mann & Co

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

This newly decorated one bedroom, unfurnished stone built cottage, open plan living dining kitchen area, bedroom and shower room. RPC Rating C. No smokers.

The property in brief comprises, open plan living area and kitchen, The kitchen with standalone oven and hob. Spiral staircase leads to a double bedroom with built in wardrobes, bathroom with low level toilet and pedestal basin, shower cubicle with mains fed shower unit.

## LOCATION

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.

## ACCOMMODATION

### LIVING ROOM/KITCHENETTE

3.89m x 3.00m

Having a kitchenette area comprising roll edge preparation surface with inset stainless steel sink unit with adjacent drainer, tiled back and having base, drawer and cupboards beneath, complementary wall mounted cupboards over, electric cooker with oven and grill and four ring electric hob, electric extractor fan, central heating radiator, TV aerial point, wall mounted boiler which provides domestic hot water and services the central heating system, intercom access, sealed unit double glazed window to front overlooking the garden in turn having views towards Matlock. Spiral staircase providing access to first floor. Newly decorated.

### TO THE FIRST FLOOR

### BEDROOM

3.87m x 2.99m (12'8" x 9'9")

Note the former measurement is a maximum measurement over the spiral staircase which also includes the en-suite. Having a range of fitted wardrobes with hanging rails, central heating radiator, newly decorated, sealed unit double glazed window to the front, panelled door providing access to:-



#### BATHROOM

Having a white comprising wash hand basin, low level wc and shower screen with and electric Triton shower over, extractor fan.

By appointment through Scargill Mann & Co on 01332 206620.

#### OUTSIDE

Immediately to the front of the property is a small lawned fore garden area.

#### ADDITIONAL INFORMATION

Property construction: Stone & slate tile

Electric: Mains

Gas: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central heating

#### SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. 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.

#### VIEWING

GROUND FLOOR

1ST FLOOR



STONE BUILT COTTAGE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	83
(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	

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