



**8 High Street
Repton
Derby
DE65 6GD**

**Price Guide
£220,000**

- A MODERN TOWNHOUSE CLOSE TO ALL VILLAGE AMENITIES
- DRIVEWAY APPROACH WITH PARKING FOR UP TO TWO CARS
- FIRST FLOOR LOUNGE AND FITTED KITCHEN
- TWO DOUBLE BEDROOMS AND A BATHROOM ON THE SECOND FLOOR
- GROUND FLOOR ENTRANCE HALL
- UTILITY AREA TO GROUND FLOOR WITH GARDEN ACCESS
- GARAGE
- NO UPWARD CHAIN

GENERAL INFORMATION

THE PROPERTY

Situated in the charming conservation area of Repton village is this modern three-storey mid-terrace house. With two well-proportioned bedrooms, this property is ideal for a professional couple or those seeking a comfortable home in a vibrant community.

As you approach the house, you will appreciate the convenience of off-street parking for up to two vehicles, along with access to an integral garage featuring an up-and-over door. The main entrance door opens into a hallway, which provides direct access to the garage and a utility space at the rear, complete with a window overlooking the garden.

The first floor features a spacious lounge, ideal for relaxation and entertaining, as well as a fitted kitchen. A further landing area leads you to the second floor, where you will find two generous double bedrooms and a modern bathroom that completes the accommodation on this level.





Stepping outside, the small enclosed garden offers a peaceful retreat, ideal for enjoying coffee on warmer days. A gate leads to a communal path, providing easy access back to the front of the property and the surrounding village amenities.

This home combines contemporary features with the charm of village life, offering a wonderful opportunity for those seeking to settle in the picturesque Repton area. Don't miss the chance to make this lovely property your own.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

Having stairs off to first floor

accommodation and a further door opening through to the garage.

GARAGE

2.55m x 4.98m (8'4" x 16'4")

Has radiator, ceiling light point, the fuse board, gas and electric meters are also housed here, a wide opening leads through to a utility area.

UTILITY AREA

3.58m x 2.61m (11'8" x 8'6")

Has the Valiant domestic hot water and central heating boiler housed here, door out to the rear garden, window looking out to the rear and plumbing for washing machine.

FIRST FLOOR

LANDING

1.78m x 2.77m max (5'10" x 9'1" max)

Has a window to the front aspect, a

range of built in storage cupboards, radiator and stairs to second floor, With a door opening through to:

LOUNGE

3.52m x 5.28m max (11'6" x 17'3" max)

Has two windows looking out to the rear, ceiling light point and radiators, a door leads through to the second floor landing.

KITCHEN

1.65m x 2.80m to window (5'4" x 9'2" to window)

Is fitted with a range of base cupboards, drawers with coordinating wall mounted cabinets, worktops are incorporated with a one and a quarter sink with side drainer and four ring gas hob, there is an under counter electric oven, space for fridge and space for a dishwasher, there is a window to the rear aspect, tiled surrounds and ceiling light point.



SECOND FLOOR

LANDING

1.78m x 2.77m max (5'10" x 9'1" max)

Has a loft access point with doors leading off to:

BEDROOM ONE

3.54m x 3.15m max (11'7" x 10'4" max)

Has a built in storage cupboard, two windows to the rear aspect, ceiling light point and radiator.

BEDROOM TWO

3.54m x 2.58m 1.9m min (11'7" x 8'5" 6'2" min)

Has two windows to the front aspect, radiator, ceiling light point and shelving and counter top ideal for use as a study area.

BATHROOM

2.26m max width x 1.47m (7'4" max width x 4'9")

Has a panelled bath with a separate Triton electric shower over with glazed screen,

pedestal hand wash basin and W.C., there is waterproof wall boarding, ceiling light point, radiator and door opening up into a useful airing cupboard, ideal for linen storage.

OUTSIDE

The property sits back behind a Tarmacadam driveway providing parking and leading to the garage which has an up and over door, a path down the side of a run of properties leads into the rear garden which is fully enclosed and is an ideal courtyard space.

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

South Derbyshire District Council - Band B

CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

Broadband supplier

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>
<https://www.openreach.com/>

MONEY LAUNDERING & ID CHECKS
BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A

NON-REFUNDABLE COMPLIANCE FEE
FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

FLOOD DEFENCE
We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.
<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS
<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

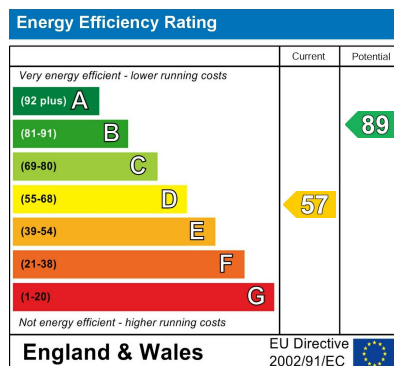
VIEWING
Strictly by appointment through Scargill Mann & Co (ACB/JLW 09/2025) A

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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