

SCARGILL  
MANN & CO

EST. 1995



## 18 Rutland Street

, Matlock, DE4 3GN

**£825 Per Calendar Month**



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### GENERAL INFORMATION

AVAILABLE NOW is a well presented two bedroom Cottage, in the popular area of Matlock, walking distance to the town Centre. The property briefly comprises of; two double bedrooms, spacious lounge and dining room, fitted kitchen with wall and base units. Modern three-piece bathroom. AVAILABLE NOW.

### ACCOMMODATION

#### ON THE GROUND FLOOR

##### KITCHEN

Fitted Kitchen, base and drawer units with stainless steel electric oven and hob, space for washing machine, tiled flooring.

##### DINING ROOM

Having laminate flooring, feature fireplace.

##### LOUNGE

Wooden fire surround, carpeted floor, UPVC door leading out the front of the property.

#### TO THE FIRST FLOOR

##### BEDROOM

Neutrally decorated, carpeted floor, window to front.

##### BATHROOM

Modern white 3pc suite with shower over bath, tiled flooring.

##### BEDROOM TWO

Second bedroom is located on the top floor. Carpeted flooring and neutrally decorated.

### OUTSIDE

To the right of the property is parking for two cars.

### SPECIFIC REQUIREMENTS

The property is 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.

### ADDITIONAL INFORMATION

Property construction: Stone & Tile

Parking: Space for two cars off road

Electricity supply: MAINS –

Gas Supply: MAINS

Water supply: MAINS -

Sewerage: MAINS

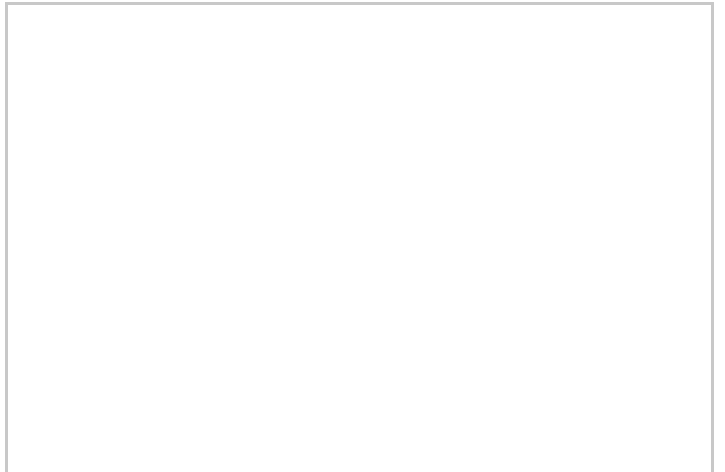
Heating: Gas Central Heating

Broadband type: Please check Ofcom website.

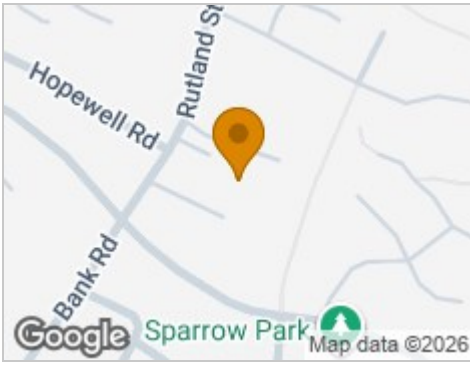
### VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office 01332 206620.

Tel: 01332 206620



## Road Map



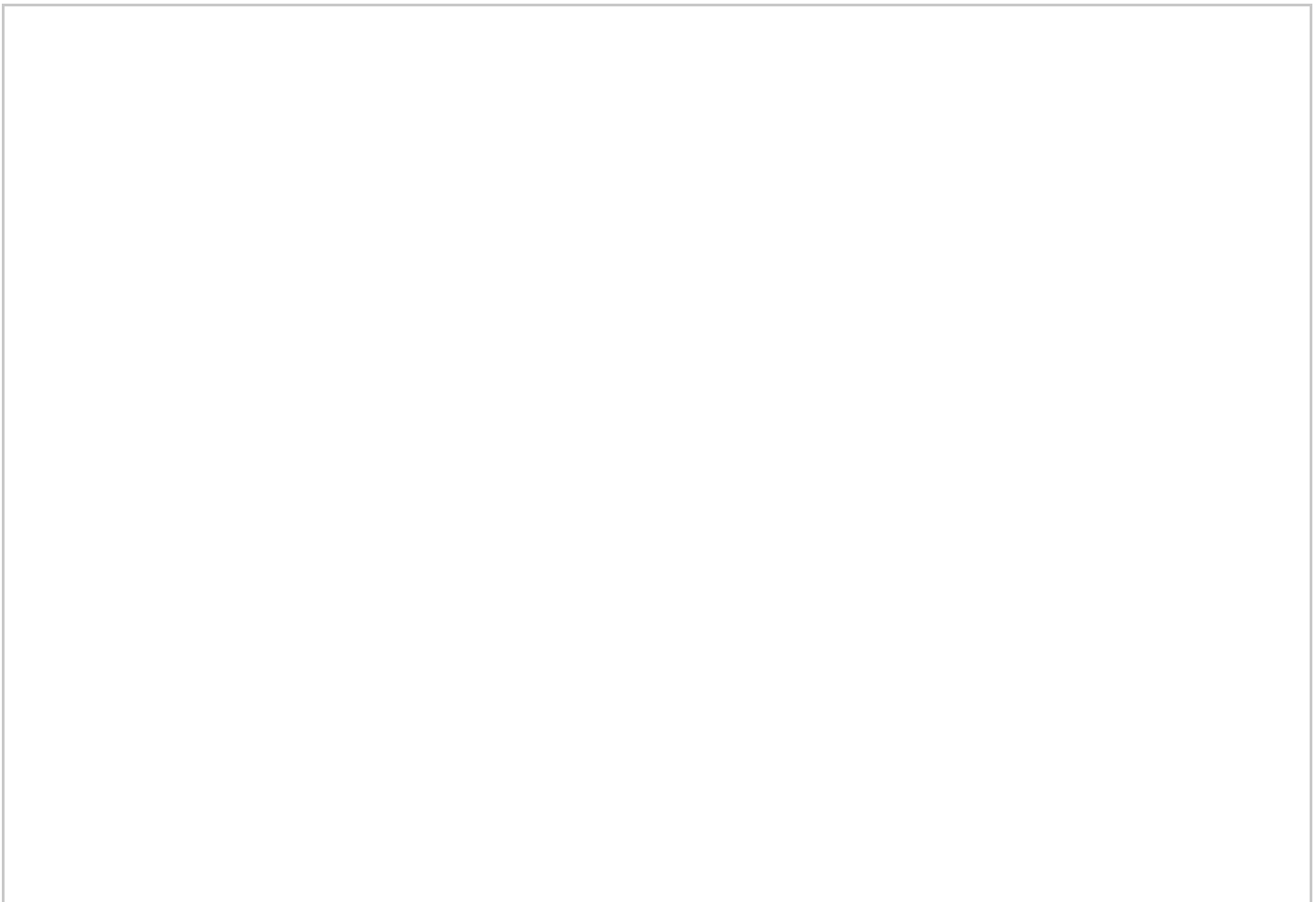
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.