

SCARGILL
MANN & CO

EST. 1995



27 Sycamore Way

Brailsford, Ashbourne, DE6 3GX

£1,150 Per Calendar Month



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GENERAL INFORMATION

AVAILABLE NOW is a Modern Three Bedroom Semi Detached property, in the popular village of Brailsford.

The property in brief comprises; a Spacious lounge, Modern kitchen diner with ample wall and base units, built in electric oven and four ring gas hob with extractor over. Stainless steel sink with drainer and mixer tap, the kitchen comes complete with dishwasher, and fridge freezer.

To the first floor are three bedrooms. Family bathroom is complete with low level WC, pedestal wash basin, paneled bath and shower with mains fed shower unit. The master bedroom has an ensuite off. The en suite comprises of low level WC, Pedestal basin and shower enclosure.

To the rear of the property is a small patio and well maintained lawned garden. The driveway to the front has space for two cars.

ACCOMMODATION

TO THE GROUND FLOOR

HALLWAY

WC

Downstairs cloakroom fitted with Low level WC, Pedestal basin with mixer tap. Tiled flooring.

LOUNGE

Spacious lounge with fitted carpet, UPVC Windows and double central heating radiator. There are patio doors which open onto the rear garden.

KITCHEN DINER

Modern fitted kitchen comprising matt finish fronted wall and base units with work surfaces over, built-in stainless-steel sink with drainer. In built electric cooker with four ring gas hob with stainless steel extractor over. UPVC double glazed windows. Dishwasher and integrated fridge freezer.

TO THE FIRST FLOOR

MASTER BEDROOM

Large double bedroom, fitted carpet, direct access to the en-suite

EN-SUITE

Off the master bedroom with low level WC, Pedestal wash basin and fitted shower enclosure with mains fed shower unit.

BEDROOM TWO

Double bedroom with fitted carpet, UPVC windows to the rear elevation.

FAMILY BATHROOM

Fitted with a three piece white suite comprising panelled bath, pedestal wash hand basin and low flush W/C.

BEDROOM THREE

Single bedroom/office with fitted carpet, UPVC windows to rear elevation.

OUTSIDE & GARDENS

Spacious rear garden with Lawn and patio area. Parking to the front of the property with space for two cars.

Tel: 01332 206620

SPECIFIC REQUIREMENTS

The property is 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.

DEPOSIT

5 Weeks Rent.

ADDITIONAL INFORMATION

Rent: £1,150 pcm

Holding Deposit: £265 (1 Week taken on application)

Security Deposit: £1,326 (5 Weeks)

Council Tax Band: C – Derbyshire Dales

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS –

Gas Supply: MAINS

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central

Broadband type: BT Openreach, please check Ofcom website.

VIEWING

By prior appointment through Scargill Mann and Co.
Derby Office on 01332 206620.



Road Map



Hybrid Map



Terrain Map



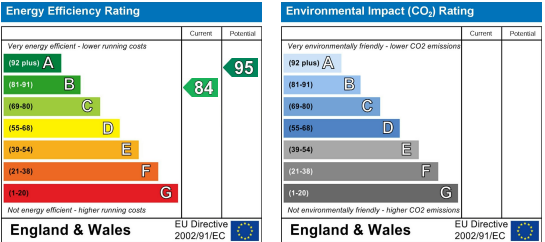
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.