



11 Dovehouse Green
Ashbourne
Derbyshire
DE6 1FF

£750 Per Calendar Month

- UPVC double glazing
- Electric storage heating
- Brand New Kitchen
- Brand New Bathroom Suite
- New Carpets
- Low maintenance rear garden
- Walking Distance to Ashbourne Town Centre

SCARGILL
MANN & CO
EST. 1995

GENERAL INFORMATION

A viewing is highly recommended as this characterful one bedroom, end of terrace property has recently been refurnished and boasts both UPVC double glazing and electric heating. The accommodation briefly comprises, entrance hall, sitting room with open fire and beamed ceiling, well-appointed kitchen with useful understairs storage cupboard, to the first floor the bedroom has a walk-in wardrobe and fitted wardrobes, bathroom with full suite in white and shower attachment over the bath.

To the rear of the property, is a low maintenance courtyard garden and to the front is a paved foregarden.

LOCATION

The town of Ashbourne boasts a range of amenities including the highly regarded Queen Elizabeth Grammar School and other schools at all levels close by. The town itself has a choice of supermarkets, new leisure centre and a range of further amenities. The A52 linking Ashbourne to Derby provides fast access to other regional centres and the main motorway network.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

Stairs leading to the first floor and doorway leads to:-

SITTING ROOM

4.01m x 3.90m (13'1" x 12'9")

Beamed ceiling, open fire with feature fireplace and brick hearth, electric storage heater and UPVC double glazed windows to both front and rear elevations.

KITCHEN

3.03m x 2.14m (9'11" x 7'0")

Range of fitted base and wall units having matching cupboard fronts, roll edge laminated preparation surfaces with inset stainless steel sink unit and draining board with mixer tap, complementary splashbacks four ring oven, , lino floor covering, beamed ceiling, UPVC double glazed window to the rear and UPVC double glazed and panelled door provides access to the garden.

TO THE FIRST FLOOR





LANDING

Electric storage heater and doorway leads to:

BEDROOM

4.06m x 3.89m (13'3" x 12'9")

Built-in wardrobes, walk-in wardrobe with fitted clothes rail, UPVC double glazed window to the front and electric storage heater.

BATHROOM

Full suite in white comprising, low flush w.c., pedestal wash hand basin and panelled bath with mixer tap and shower attachment, lino floor covering, splashbacks, built-in airing cupboard housing the hot water cylinder and UPVC double glazed window to the rear elevation.

OUTSIDE & GARDENS

Directly to the rear of the property, is a low maintenance walled courtyard garden and the property is set back from the road behind a low maintenance paved foregarden with border.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. 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.

VIEWING

Strictly by appointment through Scargill Mann & Co. 01332 206620

ADDITIONAL INFORMATION

Rent: £750 pcm

Holding Deposit: £173 (1 Week taken on application)

Security Deposit: £865 (5 Weeks)

Council Tax Band: A - Derbyshire Dales

Property construction: Brick & Tile

Parking: On Street

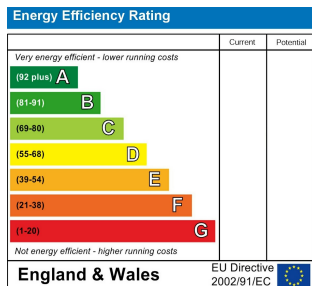
Electricity supply: MAINS -

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Electric Panel Heaters

Broadband type: BT Openreach, please check Ofcom website.



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