

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

10 High Street Repton, Derby, DE65 6GD



- Gas fired central heating • UPVC double glazing • Entrance hall • First floor open plan living/dining room • Modern fitted kitchen • Two bedrooms to the second floor • Family bathroom with full suite and shower • Enclosed rear garden • Integral single garage and driveway •

£725 Per calendar month



4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 206620

lettings@scargillmann.co.uk www.scargillmann.co.uk

GENERAL INFORMATION

Situated in the centre of the sought after village of Repton, this three storey townhouse offers up to date living accommodation including gas fired central heating and sealed unit double glazing.

In brief the accommodation comprises, entrance hall and stairway leading to the first floor, open plan living/dining room, well-appointed kitchen, two bedrooms to the second floor, together with a well-appointed family bathroom with full suite and shower.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With UPVC double glazed and panelled entrance door, further doorway leading to the integral garage. Stairway leads to:-

OPEN PLAN LIVING/DINING ROOM 5.29m x 3.60m (17'4" x 11'10")

With two central heating radiators, TV aerial point and two UPVC double glazed windows to the rear elevation.

KITCHEN 2.79m x 1.66m (9'2" x 5'5")

Recently fitted with granite effect laminated preparation surfaces with matching up-stands, electric fan assisted oven and built-in four ring electric hob, stainless steel backplate with extractor hood having variable speed fan and lighting over, stainless steel inset sink unit with draining board, integrated refrigerator, central heating radiator, vinyl flooring and UPVC double glazed window to the front.

TO THE SECOND FLOOR

BEDROOM ONE 3.63m x 3.19m (11'11" x 10'6")

With central heating radiator and two UPVC double glazed windows to the rear.

BEDROOM TWO 3.57m x 2.56m (11'9" x 8'5")

With central heating radiator and double glazed window with pleasant views of the village to the front.

FAMILY BATHROOM IN WHITE

Full suite comprising, low flush w.c., pedestal wash hand basin and panelled bath with thermostatic mixer shower over, fitted shower screen, complementary ceramic wall tiling, centrally heated ladder style towel rail, extractor fan and vinyl flooring.

OUTSIDE & GARDENS

To the rear of the property, is a low maintenance paved garden with gated access to the rear.

SINGLE INTEGRAL GARAGE

Parking is found to the front.

DIRECTIONAL NOTE

From the centre of Repton village proceed along High Street and the property is located on the right hand side, opposite St Wystan's School.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Employed only. No smokers. Available now.

PROPERTY RESERVATION FEE

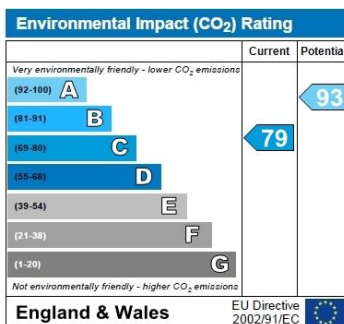
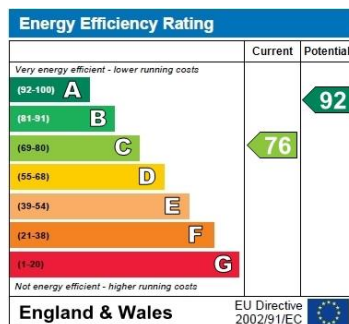
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

DEPOSIT

5 Weeks Rent.

VIEWING

Strictly by appointment through Scargill Mann & Co - 01283 548194.



ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS

8 Market Place, Ashbourne, Derbyshire DE6 1ES
1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
4 St. James's Street, Derby DE1 1RL
39 Dale Road, Matlock, Derbyshire DE4 3LT
4 St James's Street, Derby, DE1 1RL

Tel: 01335 345460
Tel: 01283 548194
Tel: 01332 207720
Tel: 01629 584591
Tel: 01332 206620

ashbourne@scargillmann.co.uk
burton@scargillmann.co.uk
derby@scargillmann.co.uk
matlock@scargillmann.co.uk
lettings@scargillmann.co.uk