



# The Cottage

Ashbourne



## The Cottage

Hall Lane

Ashbourne

DE6 1EB



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TBC



A lovely detached four bedroom property that occupies a very convenient location close to Ashbourne town centre.

The property has been refurbished internally and provides well proportioned accommodation.

Benefitting from a generous gardens, there is a single garage and driveway providing off road parking.

**Price:**

**£1400 PCM**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

**Ground Floor**

The main access door opens into the **Entrance Hall** which provides direct internal access to the Break-fast Kitchen, Utility Room/WC, Living/Dining Room and useful storage in the form of an understairs cupboard.

**Utility/Downstairs WC (2.68m x 1.8m)**

This room provides plumbing for a washing ma- chine and dryer space with work tops and sink with drainer, WC and wall mounted central heating boil- er.

**Kitchen/Breakfast Room (5.05m x 4.03m)**

Providing an extensive range of wall, drawer and base units with soft close feature and granite effect work top over. Central island doubles up as a great storage and seating area with soft close cupboard and provides a breakfast bar. There is an integrated fridge, stand alone freezer, vertical column radiator, range style cooker with extrac- tor fan over, kitchen sink with mixer tap over and external access door leading to the rear garden. The kitchen/breakfast room has tiled flooring.

**Open plan Living/Dining Room (7.44m x 6.96m)**

A spacious room having log burner with timber mantel and stone hearth, windows to the side and back of the property, storage cupboard and double French style external access doors to the rear garden.

**First Floor**

The first floor landing is accessed from the main hallway. The landing provides access to all bed- rooms and family bathroom.

**Family Bathroom (3.02m x 2.65m)**

With a matching three piece suite compromising of bath, WC and sink. The bath and sink both having splash back tiles. There is also a stand alone shower unit with rainfall shower head, ex- tractor fan and heated towel rail.

**Master Bedroom (3.4m x 3.37m)**

A double bedroom with carpeted floor, radiator, French doors leading to external balcony and fitted wardrobes.

**Bedroom Two (4.05m max x 3.63m max, 2.55m min)**

Fitted with double wardrobes and shelving, another spacious double bedroom.

**Bedroom Three (4.03m x 2.25m)**

Carpeted with window to side of property and radia- tor

**Bedroom Four (2.33m x 2.02m)**

Carpeted with access to loft and window to rear gar- den

**Outside**

The property is set on a generous plot with tarma- cadam drive providing in front of a single garage which has up and over door. The rear garden wraps around the side of the house, is enclosed by fencing with a paved area, garden shed, partially laid to lawn, bordered by established plants and shrubs.

**Directions**

What3words [///expecting.claws.exams](#)

**General Information**

**Tenure**

The property is offered on an Assured Shorthold Tenancy which will be prepared by Bagshaws LLP on behalf of the Landlord for an initial period of 6 months.

**Services**

Mains water, electricity, gas and drainage.

**Local Authority**

Derbyshire Dales District Council Tel: 01629 761100

**Council Tax Band—D**

**Fixtures and Fittings**

Only those fixtures and fittings mentioned in these sales particulars and the schedule of condition of the property and its condition of the property and its contents (fixtures, equipment and effects) will be included in this letting.

**Expenses**

The tenant shall be required to meet all expenses for council tax, electrici- ty, fuel, water, drainage, contents insurance, television licence and tele- phone charges. Applications must be submitted on the application form which is available from the Ashbourne office, together with references and the applicant’s signature verifying the information.

**Deposit**

A deposit equal to one month’s rent shall be due to the landlord at the com- mencement of the tenancy. This deposit will be paid in to the deposit Protec- tion Scheme and repaid in full at the end of the tenancy subject to the proper- ty being left in a satisfactory condition following an inventory check.

**EPC—TBC**

**Application**

Applications for the tenancy of this property must be in writing to Bagshaws LLP and on the prescribes ‘Application for Tenancy form’.

**References**

References through HomeLet will be applied for by Bagshaws LLP.

**Proof of ID**

In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropri- ate ID.





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EST 1871

Land • Property • Livestock

**Vine House, Ashbourne, Derbyshire, DE6 1AE**

**T:** 01335 342201

**E:** [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)

**www.bagshaws.com**

**Offices in:**

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811



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