



## Rose Glen

Brailsford

**Rose Glen**

**Hall Lane**

**Brailsford**

**Ashbourne**

**Derbyshire**

**DE6 3BU**



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**A stunning semi detached property which has been completely refurbished and occupies a highly desirable location on the edge of Brailsford village overlooking open countryside.**

**The property is situated on a sizeable plot with driveway providing off road parking for a number of vehicles and large enclosed garden to the rear with patio seating area.**

**The accommodation benefits from a newly fitted kitchen and bathroom along with new flooring and carpets throughout and although modernised it has been sympathetically restored with a new log burning stove installed and retained stain glass window panel.**

**Newly installed air source central heating with under floor thermostatically controlled heating to the ground floor and radiators in all first floor rooms**

**£1200 per calendar month**



Ashbourne Office - 01335 342201



Ashbourne@bagshaws.com



**Description:****Entrance Porch**

Main Entrance door, newly laid matting, an ideal area for coats and boots, exposed brick wall, door through to entrance hall with beautiful ornate stain glass window.

**Entrance Hall**

Having a feature Porthole window enjoying lovely views to the estate grounds. Oak effect laminate floor, stairs to the first floor, understairs storage, internal access door to Lounge and Dining Kitchen .

**Lounge 7.71 x 3.54**

Two large windows to front enjoying views beyond the front garden and land across open countryside, newly installed feature cast iron wood burning stove with oak mantel and stone hearth.

**Dining Area 3.30m x 3.86m**

The Dining Area is situated to the rear of the house and is open plan to the Kitchen area, having full height built-in store cupboard with shelving adjacent to the chimney breast., windows to rear with views up the garden, laminate oak effect flooring.

**Kitchen Area 1.92m x 2.87m**

Newly fitted wall and base units with rolled edge laminated work top over, integrated electric hob and oven under, canopy hood over, fridge freezer standing space, slim line dishwasher space, external access door to rear.

**Laundry Room**

Door from the kitchen , plumbing for washer and window .



## First Floor Landing

Providing internal access to all three bedrooms and bathroom.

### Bedroom One 3.71m x 3.52m max

Large window to front enjoying views across the rolling countryside estate grounds, radiator

### Bedroom Two 3.85m x 3.22m

Double glazed window to rear overlooking the large rear garden and radiator

### Bedroom Three 3.26m x 2.86m

Double glazed window to rear to side and radiator.

## Bathroom

Newly fitted three piece bathroom suite having shower over panelled bath with shower screen.

Pedestal hand wash basin, low level WC and heated towel rail.

## Outside:

The property is accessed from the lane onto a private driveway which provides parking for a number of vehicles, adjacent to the drive is a mainly lawned front garden with hedge boundary.

There is a paved path which leads to the door of the Entrance Porch, with the path continuing around to the rear of the property where there is a newly laid patio area to the immediate rear, outside WC with high flush WC and plant room with the hot water tank and air source heating system. The air source heating boiler is set to the side of the plant room. There are steps up from the patio to the large lawned garden which is enclosed by hedging and fencing and has a garden path. There is a first garden area to the side of the property containing flower and shrub beds.



## General Information :

### Services:

Mains electricity is connected together with Air source heating.

## Council Tax

The tenant will be required to pay council tax to the local authority. We understand that the property is currently within Council Tax Band D.

## 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.

## 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.

## Local Authority:

Derbyshire Dales District Council, Town Hall , Bank Road, Matlock, Derbyshire, DE4 3NN T:01629 761100

## Expenses

The tenant shall be required to meet all expenses for council tax, water, electricity, fuel, drainage, contents insurance, television licence and telephone charges.

## Deposit

A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

## Application

Applications for the tenancy of this property must be in writing to Bagshaws LLP and on the prescribed '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 appropriate ID.

## Viewing

Strictly by appointment only through Bagshaws Ashbourne office on 01335 342201 or [Ashbourne@bagshaws.com](mailto:Ashbourne@bagshaws.com)

## Agents Note

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.

In order to comply with anti-money laundering regulations we ask that prospective tenants provide proof of identity and residence. Please bring your passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill.



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