



10 Samantha Court
Oakwood
Derby
DE21 2JQ

£795 Per Calendar Month

- Electric heating
- Hall
- Sitting room
- Breakfast kitchen
- Two bedrooms to the first floor
- Family bathroom with shower Enclosed rear garden
- Parking to the front
- UPVC double glazing
- Let & Managed By Scargill Mann & Co

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EST. 1995

GENERAL INFORMATION

An internal inspection is highly recommended as this two bedroom townhouse has recently undergone a series of improvements and refurbishment works.

The double glazed living accommodation briefly comprises, entrance hall, open plan living/dining room, breakfast kitchen, two bedrooms to the first floor and a family bathroom with full suite and electric shower.

To the rear of the property, is an enclosed low maintenance garden with patio.

To the front there is parking for two vehicles.

LOCATION

Morley Road gives easy access to a full range of amenities in Oakwood including shops, reputable public houses, good schooling both primary and secondary level, regular bus service into Derby City centre, Springfield Leisure Centre, recreational park and Locko Park with its delightful scenery and country walks.

It is a short drive from Derby City centre, which offers a more comprehensive range of services including the noted intu shopping centre.

It is well placed for three noted golf courses to include Breadsall Priory, Morley Hayes and Horsley Lodge Country Clubs.

Elvaston Castle is only a short drive away offering delightful scenery and country walks.

The property also offers easy road access to the Derby ring road, A52, M1 motorway and East Midlands International Airport

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With UPVC double glazed and panelled entrance door. Doorway leads to:





LIVING / DINING ROOM

4.84 x 3.90 (15'11" x 12'10")

Electric night storage heater, TV and telephone points and UPVC double glazed window to the front. Stairs leading to the first floor and doorway leads to:-

BREAKFAST KITCHEN

3.78 x 2.31 (12'5" x 7'7")

With a range of fitted base, wall and drawer units all with matching cupboard fronts, roll edge laminated work surfaces with inset stainless steel sink unit and draining board, integrated electric fan assisted oven, built-in four ring electric oven with fitted extractor hood over, plumbing suitable for an automatic washing machine, complementary ceramic wall tiling, electric night storage heater and UPVC double glazed window and door providing access to the rear garden.

TO THE FIRST FLOOR

BEDROOM ONE

4.21 x 2.87 (13'10" x 9'5")

With electric panel heater, built in wardrobe, overstairs storage/airing cupboard and UPVC double glazed window to the front.



BEDROOM TWO

2.88 x 2.27 (9'5" x 7'5")

With electric panel heater and UPVC double glazed window with pleasant views to the rear.

BATHROOM

With full suite comprising pedestal wash hand basin, panelled bath with electric shower over and low flush w.c., ceramic wall tiling, tile effect flooring, wall mounted fan heater, extractor fan and UPVC obscure double glazed window to the rear.

OUTSIDE & GARDENS

To the rear of the property, is an enclosed garden with good size patio.

The property is set back from the road behind a driveway providing ample off-street car standing.

DIRECTIONAL NOTE

Leaving Derby city centre via Mansfield Road, taking the right hand turning onto Bishops Drive, then right onto Danebridge Crescent and take the left hand turning into Samantha Court.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from 26th July 2024.



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.

ADDITIONAL INFORMATION

Property construction: Brick & Tile with double glazing

Parking: Driveway

Electricity supply: MAINS -

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Electric storage heaters

Broadband type: BT Openreach, please check Ofcom website.

VIEWING

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Strictly by appointment through Scargill Mann & Co

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