



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Ivy Cottage Main Street, Parwich, Ashbourne, DE6 1QA

£1,025 Per Calendar Month

A delightful two bedroom semi-detached stone property situated in the picturesque village of Parwich, being Grade II Listed with stone mullion windows. A deceptive cottage offering good sized family accommodation and established gardens to the front, side and rear elevations. Situated in a delightful spot with open views over the village, which offers a good School, Public House, Church and many countryside walks.



Directions:

Upon reaching the village of Parwich opposite the Church is a village Green area where the property sits facing the village green.

Accommodation Comprises:

Entrance porch with external door and exposed stone walls.

Living Room 14'0" x 11'2" (4.28 x 3.42)



Having secondary glazed mullion windows to the front aspect, single radiator, secondary glazed mullion windows to the side and rear aspects and stone fireplace incorporating open fire.



Dining Room 14'1" x 11'1" (4.30 x 3.39)



With mullion secondary glazed window to the front aspect, double radiator and exposed beams.



Kitchen 12'7" x 6'11" (3.85 x 2.13)



The kitchen offers base cupboards and drawers, work surfaces having inset one and a half bowl sink unit, four ring electric hob, integrated double oven, matching wall cupboards, double radiator, triple mullion window to side, laminate floor.



Utility 6'3" x 5'6" (1.93 x 1.70)



With work surfaces with plumbing for washing machine, space for tumble dryer, stainless steel sink unit.

WC

Housing a low level lavatory.

First Floor

Landing Room 13'4" x 11'0" (4.07 x 3.37)



Snug 10'11" x 10'0" (3.33 x 3.07)



With two windows to the side and rear aspects, double radiator and staircase off.

Side Porch

With external door and under stairs store.



With two double secondary glazed windows to the side aspect, single radiator and built-in wardrobes.

Inner Landing



Window to side, built-in Airing Cupboard. Loft access having ladder, light and boarded.

Shower Room 6'11" x 6'11" (max) (2.12 x 2.11 (max))



Enclosed shower cubicle incorporating mixer shower fitment, low level lavatory, wash hand basin in vanity unit, heated towel rail, skylight window.

Bedroom One 14'1" x 12'9" (4.30 x 3.90)



With double secondary glazed Mullion windows to the front aspect, and single radiator.

Bedroom Two 14'1" x 9'7" (4.31 x 2.94)



With secondary glazed Mullion window to the front aspect and single radiator.



Gardens



Pedestrian gated access with adjoining lawns and established borders, pedestrian access to rear gardens. Side patio area, floor mounted oil boiler. Steps to rear gardens. Spacious rear gardens are laid to lawns with aluminium framed greenhouse.



Garden Shed 16'8" x 12'2" (5.10 x 3.71)

Sizeable timber and felt garden shed having light and power connected.

Viewings

By prior arrangement through Graham Watkins & Co.

Holding Deposit

Holding Deposit - Non-refundable Holding Deposit Requested: equal to one week's rent

PLEASE NOTE: A holding deposit will be requested from you if the landlord/s wishes to process your application. This will be to reserve the property you have applied for, while the reference checks are being carried out. The holding deposit will be retained by Graham Watkins & Co. if the applicant or guarantor withdraws from applying for the property, fails the referencing checks or fails to sign the tenancy agreement within 15 calendar days (or other date mutually agreed in writing).

Deposit

The deposit is typically equal to five weeks' rent (but may vary). The holding deposit and four weeks'

deposit will be held together by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

Identification

TWO separate forms of identification must be supplied along with each application. These need to be photographic and proof of current residency.

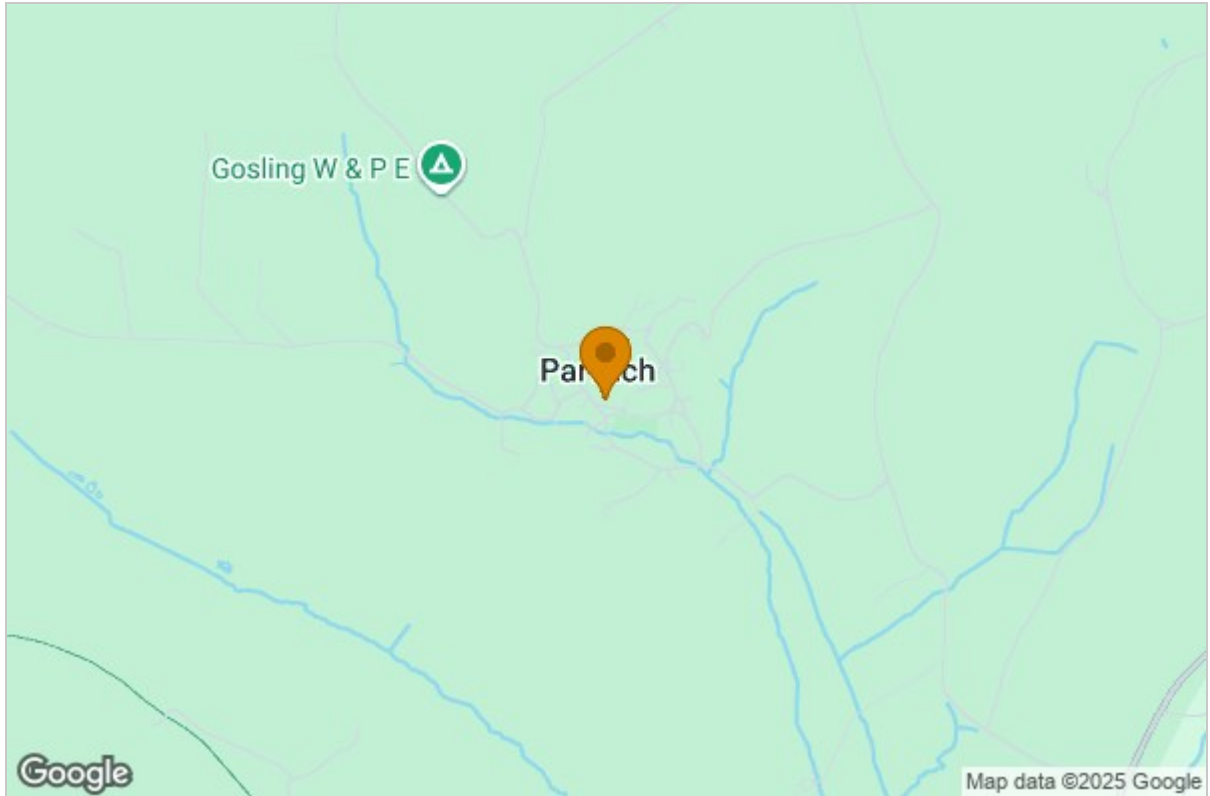
Photo ID: A form of photographic ID is required for each applicant as part of your application. Passports and photographic driving licenses are both acceptable. If you do not hold a UK/European Passport you must provide a copy of your Visa/Work Permit.

Proof of Residency: A utility bill or bank statement dated within the last three months is required as part of your application. This must show your current address and be in your name.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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