



Sally Botham
ESTATES

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Smedley Street. Matlock

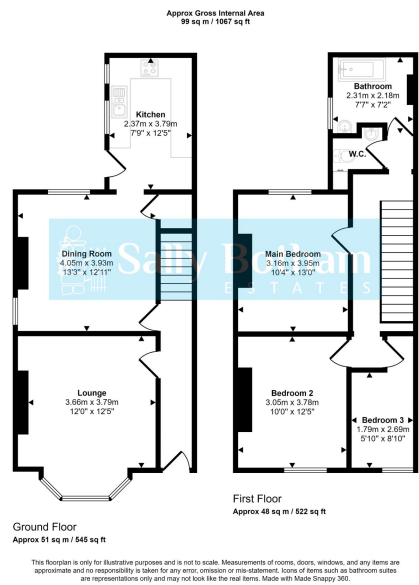
Guide Price £300,000-£325,000

3 1 2



Guide Price £300,000 - £325,000. Immaculately refurbished semi-detached Edwardian family home finished to an exceptionally high standard offering 3 bedrooms, contemporary bathroom, separate WC, spacious receptions and modern fitted kitchen, patio garden and storage cellars. Within easy reach to town amenities.





- Guide Price £300,000 - £325,000.
- Superbly finished and decorated throughout.
- Ideal holiday let and ready to use.
- Recently refurbished to a high specification.
- 3 bedrooms.
- Furniture and furnishings available by separate negotiation.
- Spacious accommodation throughout.
- Patio Garden.
- Convenient for town centre.
- Close to transport links including railway station.



17/07/2023, 13:21 Energy performance certificate (EPC) - Find an energy certificate - 0501JK

| Energy performance certificate (EPC) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------------------------|--|---------------|---------|-----------|-----|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|---------|--|-------|---|--|--|-------|---|--|--|------|---|--|--|--|
| 66 Sneydy Street East WATLOCK DE4 4PC | Energy rating D | Valid until: 16 July 2033 Certificate number: 6037-1023-5100-6623-4296 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property type | Semi-detached house | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total floor area | 108 square metres | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rules on letting this property | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Properties can be let if they have an energy rating from A to E. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-tenants-tenancy-agreements-and-exemptions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Energy rating and score | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| This property's current energy rating is D. It has the potential to be B. | | The graph shows this property's current and potential energy rating. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| See how to improve this property's energy efficiency. | | Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>(as is)</td> <td></td> </tr> <tr> <td>35-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>20-34</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-19</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table> | | Score | Energy rating | Current | Potential | 92+ | A | | | 81-91 | B | | | 69-80 | C | | | 55-68 | D | (as is) | | 35-54 | E | | | 20-34 | F | | | 1-19 | G | | | For properties in England and Wales: the average energy rating is D the average energy score is 50 |
| Score | Energy rating | Current | Potential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 92+ | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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