



**Sally Botham**  
ESTATES

**3 WELLINGTON MEWS**  
Wellington Street, Matlock, DE4 3LG  
£99,000

**A well presented mid-row property, ideally located on the outskirts of the town, in a quiet mews of similar properties. Accommodation offers first floor double bedroom with en-suite shower room off, ground floor open plan living dining kitchen.**

**Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens, and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby, and Nottingham, and the nearby towns of Chesterfield (9 miles), Wirksworth (4.5 miles), and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.**

Entering the property via a half-glazed UPVC entrance door which opens to:

#### **LIVING-DINING-KITCHEN**

Having front-aspect UPVC double-glazed picture windows overlooking the mews and further rear-aspect double-glazed windows overlooking the properties on Wellington Street. The room has wood-effect vinyl flooring, staircase rising to first-floor accommodation, and central heating radiator with thermostatic valve. There is a television aerial point with satellite facility. The kitchen area of the room is fitted with a range of units in a light wood-effect finish with cupboards and drawers beneath a granite-effect worksurface. There is a wall-mounted storage cupboard. Set within the worksurface is a stainless sink with mixer tap. Beneath the worksurface, there is space and connection for an automatic washing machine. Fitted within the kitchen is an electric cooker with a four-ring hob and oven and grill.

A quarter-turn staircase rises to the first-floor landing where there is a rear-aspect double-glazed window and a panelled door opening to:

#### **BEDROOM ONE**

With front-aspect UPVC double-glazed windows overlooking the mews and with glimpses over the rooftops to the surrounding open countryside, taking in Riber Castle. The room has a central heating radiator with thermostatic valve and a telephone point. Door opens to:

#### **STORAGE CUPBOARD**

Housing the combination gas-fired boiler which provides hot water and central heating to the property.

From the bedroom, a further door opens to:

#### **SHOWER ROOM**

Shower cubicle with mixer shower, pedestal wash hand basin, dual-flush close-coupled WC, central heating radiator with thermostatic valve, and extractor fan.

#### **TENURE Leasehold**

(Below correct at time of publication)

- Lease length 236 years remaining.
- Service Charge £420 per annum.
- Ground Rent £250 per annum.

#### **SERVICES AND GENERAL INFORMATION**

All mains services are connected to the property.

For Broadband speed please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
For Mobile Phone coverage please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

**COUNCIL TAX BAND** (Correct at time of publication) ' A '

#### **DIRECTIONS**

Leaving Matlock Crown Square via Bank Road, follow the road up the hill, turning right by County Hall into Smedley Street. Take the first right turn into Wellington Street, where Wellington Mews can be found on the right-hand side, after the turn for Hopewell Road.

#### **Disclaimer**

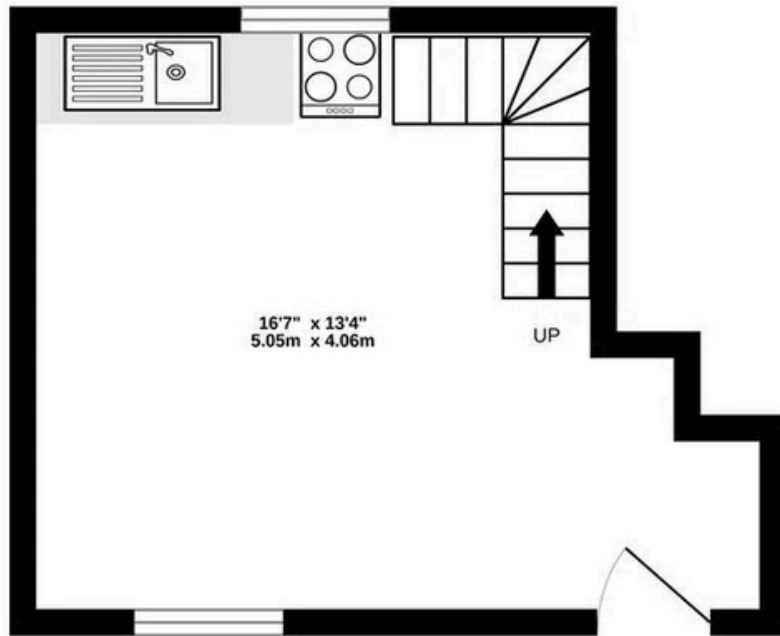
All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



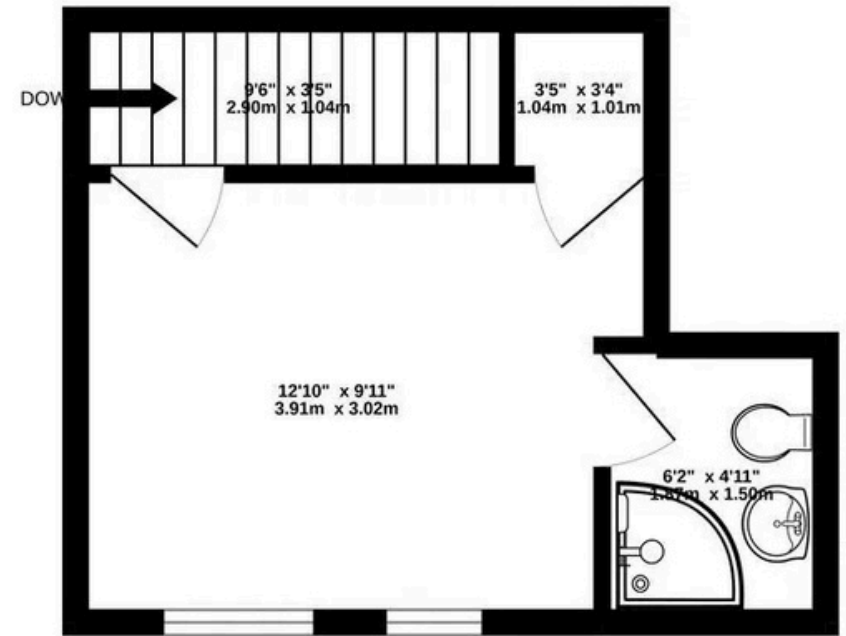




GROUND FLOOR  
190 sq.ft. (17.7 sq.m.) approx.



1ST FLOOR  
194 sq.ft. (18.0 sq.m.) approx.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 384 sq.ft. (35.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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