



## 7 Devonshire Close, Newbold, Chesterfield

- Extended 3 bed end of terrace property
- Entrance hall with study area, Downstairs wetroom
- Large Lounge with log burner
- GCH & uPVC double glazed
- Garage currently not part of the tenancy - but will be made available in the future.
- Well presented throughout
- Dining area open plan to a modern kitchen
- Bathroom & separate WC
- Stairlift (can be removed if not required) - Cul de sac on street parking
- Working applicants preferred or guarantor essential. Sorry no smokers. Pets considered.

**£925 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE

Take a look at this superb family sized rental property in the popular area of Newbold - close to public transport links, Chesterfield, Sheffield & great local amenities!

**FANTASTICALLY WELL PRESENTED PROPERTY - VIEW NOW!!!**

An extended three bedroom end terrace with enclosed gardens to the side and rear.

Well presented throughout, comprising: - entrance hall/study, downstairs wet room adapted for people with mobility issues, dining area open plan to a modern fitted kitchen, lounge, rear entrance hall, three well proportioned first floor bedrooms, bathroom and separate w/c.

The kitchen has integrated dishwasher, oven and hob.

The property is gas centrally heated, log burner and uPVC double glazed.

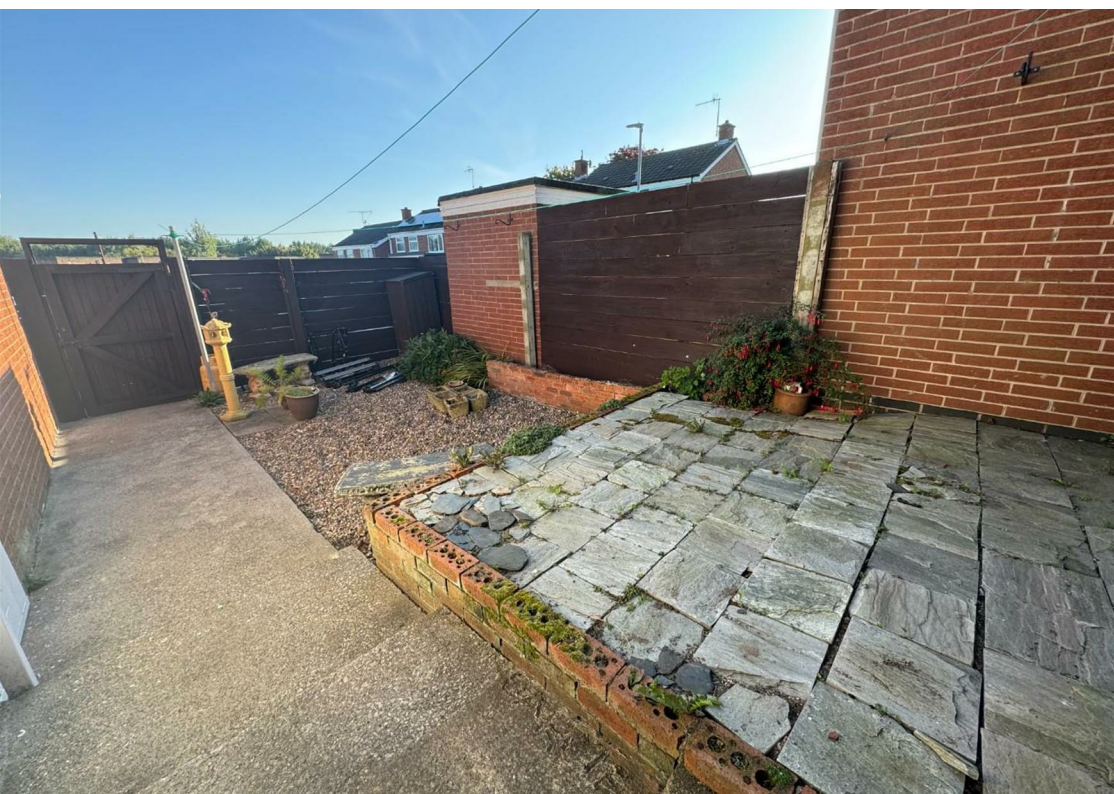
Currently the garage and outbuildings are not included in the rental - but should become available at some point in the future. Cul de sac on street parking to the rear. There is a utility area for washing machine & tumble dryer available.

Working applicants preferred or guarantor essential. Sorry no smokers, 1 small pet considered.

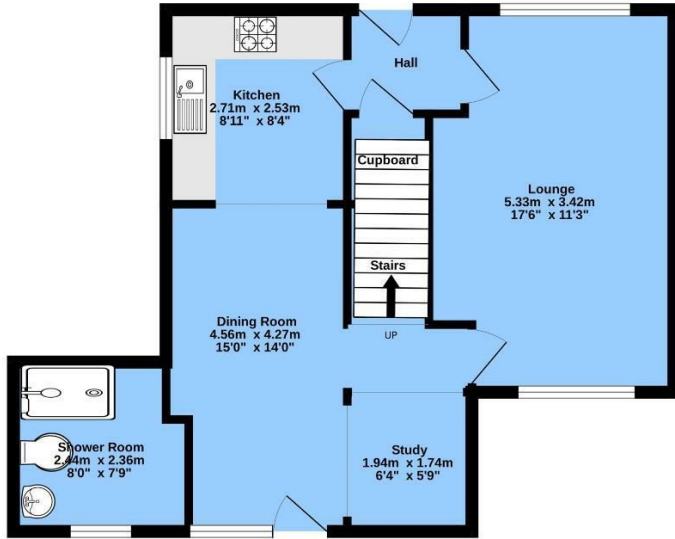
Chesterfield BC - Tax A

Please note there is currently a stair lift at the property - this can be removed if not required.

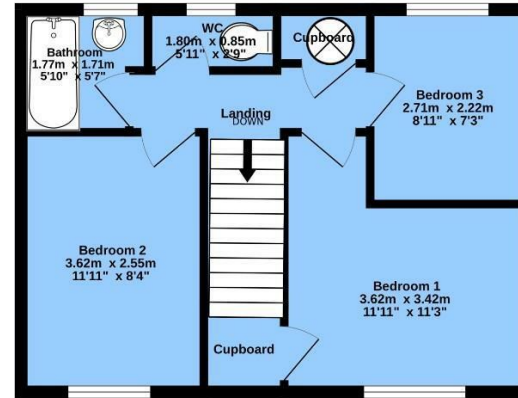




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

### Viewing

Please contact our Hunters Chesterfield Lettings Office on 01246 541253 if you wish to arrange a viewing appointment for this property or require further information.



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