



Four Door Barn

Sturston

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Mill Lane
Sturston
Ashbourne
DE6 1LN



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One bedroom barn conversion occupying a convenient rural location with views reaching over farmland to the rear of the property.

This delightful property is located down a quiet single track lane and is also conveniently located just 1 mile from Ashbourne.

Price:

£650 PCM to include water



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Living Kitchen

12'6" x 6'11" (3.82m x 2.12m)

Increasing to 13'4" (4.06m)

Access glazed door, under floor heating, matching wall, drawer and base units with sink and drainer, integrated fridge freezer, electric hob and oven with extractor hood over, plumbing for washing machine, exposed timber 'A' frame beam, TV point, tiled floor, double glazed side and front windows, two Velux windows.

Shower Room

Double sized cubicle, back to wall WC, wash hand basin, obscured double glazed window, built in cabinet storage, inset spots, tiled floor.

Bedroom

12'6" x 9'2" (3.81m x 2.81m)

Double glazed window overlooking fields to rear, Oak floor, under flooring heating, loft access with loft ladder and boarded.

Outside

Block paving to the drive and outside patio with timber garden shed providing useful storage. The outside space backs onto open farmland and is divided by a post and rail fence.

General Information

Services

We have been advised that mains water and electricity are connected to the property with oil fired heating.

Tenure

The property is offered on an Assured Periodic Tenancy which will be prepared by Bagshaws LLP on behalf of the Landlord. It is preferred by the landlord that the tenancy is for a longer-term.

Local Authority

Derbyshire Dales District Council, Town Hall, Matlock, Derbyshire, DE4 3NN Tel: 01629 761100

Fixtures and Fittings

Only those fixtures and fittings mentioned in these sales particulars and the schedule of condition of the property and its condition of the property and its contents (fixtures, equipment and effects) will be included in this letting.

Council Tax

The tenant will be required to pay council tax to the local authority. We understand that the property is currently within Council Tax Band A.

Expenses

The tenant shall be required to meet all expenses for council tax, electricity, fuel, water, drainage, contents insurance, television licence and telephone charges.

Deposit

A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

Application

Applications for the tenancy of this property must be in writing to Bagshaws LLP and on the prescribes 'Application for Tenancy form'.

References

References through HomeLet will be applied for by Bagshaws LLP.

Proof of ID

In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

Viewing

Strictly by appointment only through Bagshaws Ashbourne office on 01335 342201 or Ashbourne@bagshaws.com

Agents Note

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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