

SCARGILL  
MANN & CO

EST. 1995



## 8 Dunbar Close

Sinfin, Derby, DE24 3ED

**Price £160,000**



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## GENERAL INFORMATION

### THE PROPERTY

Scargill Mann & Co. brings to the market this two-bedroom semi-detached residence that requires upgrading. The property benefits from Solar panels and has an entrance hall, lounge with doors opening into the kitchen. Two bedrooms and a bathroom.

Outside is a low maintenance garden to the front a drive to the side. A gate gives access to the rear where there is a workshop, patio and lawn.

### LOCATION

Sinfin offers a range of local amenities, including a supermarket, bakers, pharmacy, and doctor's surgery.

### ACCOMMODATION

Side entrance door opening through to hallway.

### HALLWAY

0'6" x 10'2" (0.17m x 3.11m)

Has loft access point, built in airing cupboard housing the domestic hot water and central heating tank, electric radiator and door leading off to:

### LOUNGE

10'2" x 17'3" (3.10m x 5.26m)

Has a window to the front aspect, ceiling light points, wall light points, gas fire and door leading through to the kitchen.

### KITCHEN

8'3" x 8'7" (2.52m x 2.64m)

Is fitted with a range of base cupboards, drawers and wall mounted cabinets, work tops are inset with a stainless steel sink and side drainer, there is space for a washing machine, space for fridge freezer and space for a gas cooker, a door leads to the rear aspect.

### BEDROOM ONE

10'2" x 13'4" max 8'9" min (3.10m x 4.08m max 2.67m min)

Has a window to the front aspect and ceiling light point.

### BEDROOM TWO

6'11" x 8'7" to window (2.12m x 2.64m to window)

Window to the rear aspect and ceiling light point.

### BATHROOM

8'7" to window x 4'10" (2.64m to window x 1.48m)

Has a panelled bath, pedestal hand wash basin, W.C., there are tiled surrounds, high line window and ceiling light point.

### OUTSIDE

The property sits back off Dunbar Close behind a low maintenance hard landscaped garden with herbaceous borders, a drive leads down the side of the property and opens up into the rear garden where a concrete sectional garage is situated with a up and over door, personal access point out into the garden, there is room for a shed, the garden has a fence boundary, patio area and lawn.

### AGENTS NOTES

There are solar panels to the front of the property are leased on a 25 year term starting Feburary 2015. There is no vehicle access to the garage. We draw your attention to the Leasehold information for the property

### LEASEHOLD

Our client advises us that the property is, LEASEHOLD - WITH 52 YEARS REMAINING - CLIENTS WISHING TO BUY WILL NEED TO SPEAK WITH THEIR FINANCIAL ADVISERS SHOULD THEY NEED TO RAISE FINANCE.

LEASE: dated 12 June 1979 for 99 years from 1 June 1978

CHARGES RELATING TO THE LEASE There are no service charges except the Leasehold Payment of £30 payable on 30th June each year. Last payment received June 2023. There is also a fee of £11.50 for the Transfer.

### COUNCIL TAX BAND

Derby City - Band B

### CONSTRUCTION

Standard Brick Construction

### CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

Tel: 01283548194

**MONEY LAUNDERING & ID CHECKS**

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

**BROAD BAND SPEEDS**

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**FLOOD DEFENCE**

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.  
<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

**SCHOOLS**

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

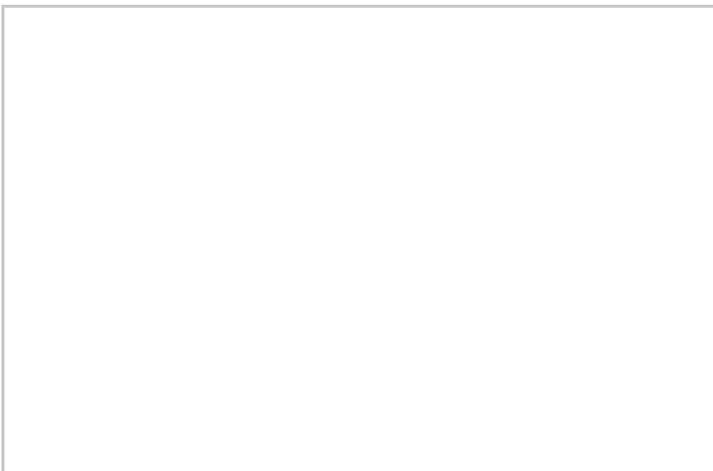
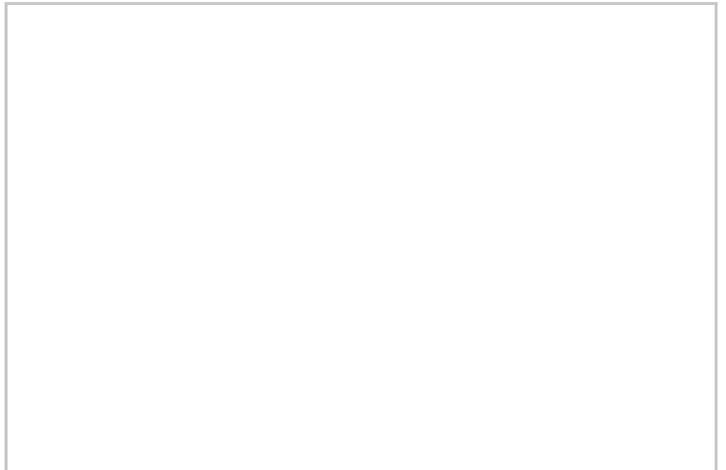
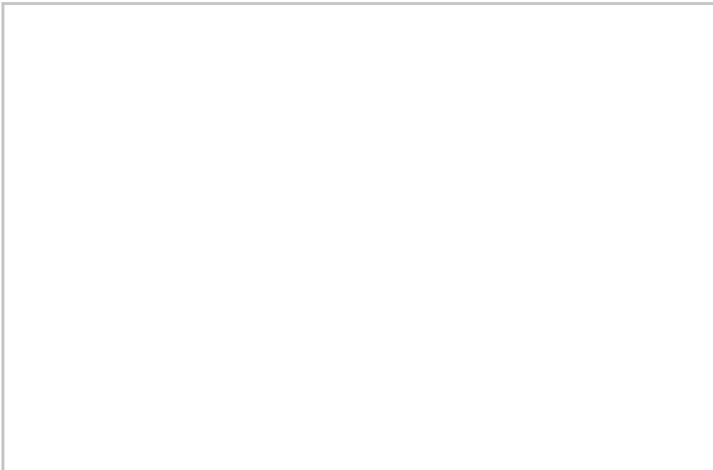
<http://www.derbyshire.gov.uk/>

**CONDITION OF SALE**

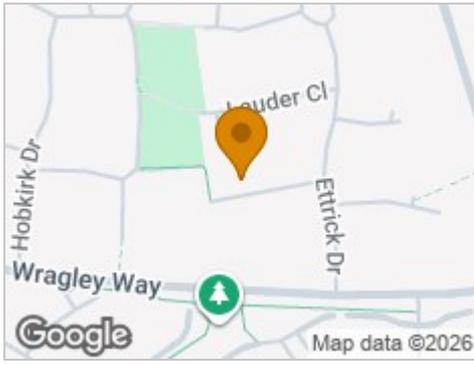
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

**VIEWING**

Strictly by appointment through Scargill Mann & Co (ACB/JLW 11/2024) A



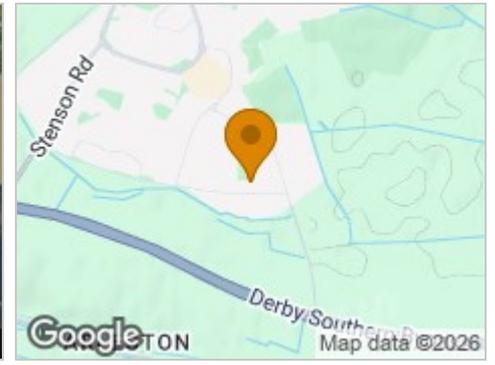
## Road Map



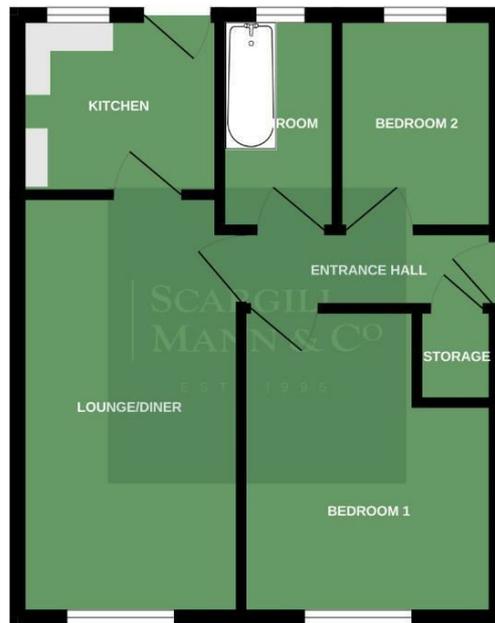
## Hybrid Map



## Terrain Map



## Floor Plan

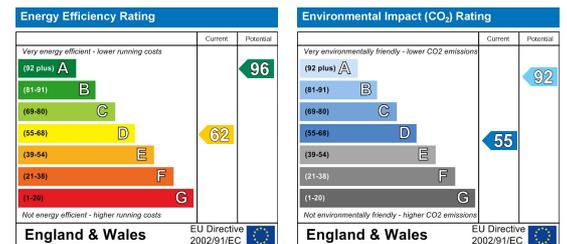


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with floorplan 12/2024

## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.