

SCARGILL
MANN & CO

EST. 1995



29 Bentley Well Drive

, Derby, DE22 2SQ

£1,650 Per Calendar Month



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GENERAL INFORMATION

HALLWAY

WC

Downstairs cloakroom fitted with Low level WC, Pedestal basin with mixer tap. Vinyl flooring.

LOUNGE

Spacious lounge with fitted carpet, UPVC Windows and double central heating radiator.

KITCHEN DINER

Modern fitted kitchen comprising matt finish fronted wall and base units with work surfaces over, built-in stainless-steel sink with drainer. In built electric cooker with four ring gas hob with stainless steel extractor over. UPVC double glazed windows. Dishwasher and freestanding fridge freezer. Double patio doors leading to the garden.

Stairs lead to the 1st Floor

MASTER BEDROOM

Large double bedroom, fitted carpet, separate dressing area, direct access to the en suite

EN SUITE

Off the master bedroom with low level WC, Pedestal wash basin and fitted shower enclosure with mains fed shower unit.

BEDROOM TWO

Double bedroom with fitted carpet, UPVC windows to the front elevation.

FAMILY BATHROOM

Fitted with a three piece white suite comprising panelled bath, pedestal wash hand basin and low flush W/C.

BEDROOM THREE

Double bedroom with fitted carpet, UPVC windows to rear elevation.

BEDROOM FOUR

Single bedroom or office, with fitted carpet.

OUTDOOR AREAS

Spacious rear garden with Lawn and patio area. Parking to the back of the property with space for two cars. Large garage to the back of the property.

SPECIFIC REQUIREMENTS

The property is let unfurnished. No Smokers. Available From 4th August.

ADDITIONAL INFORMATION

Rent: £1,650 pcm

Holding Deposit: £1,903 (1 Week taken on application)

Security Deposit: £380 (5 Weeks)

Council Tax Band: F – Amber Valley

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS –

Gas Supply: MAINS

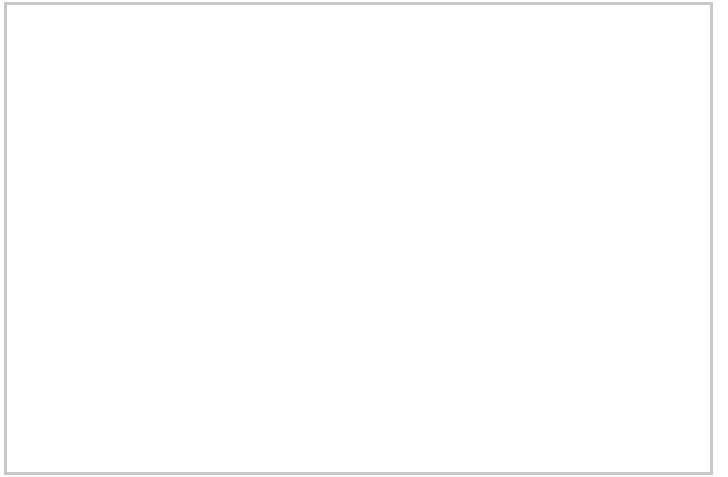
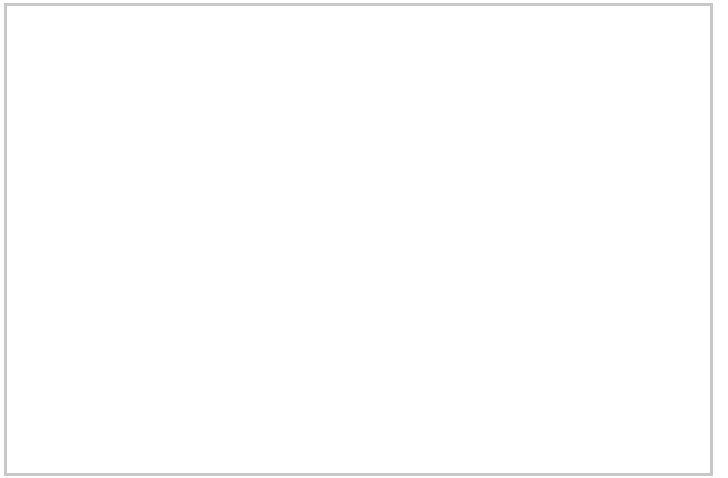
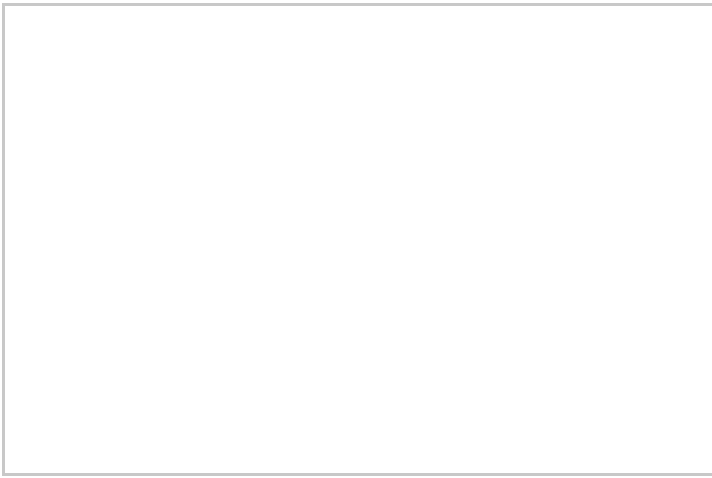
Water supply: MAINS - Severn Trent

Sewerage: MAINS

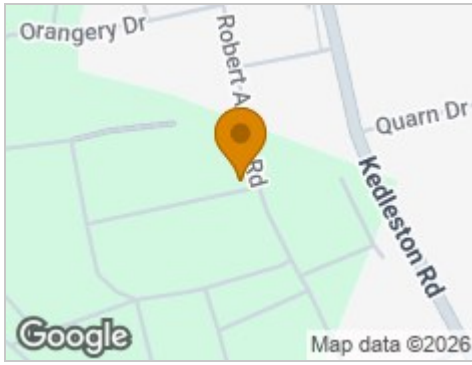
Heating: Gas Central

Broadband type: BT Openreach, please check Ofcom website.

Tel: 01332 206620



Road Map



Hybrid Map



Terrain Map



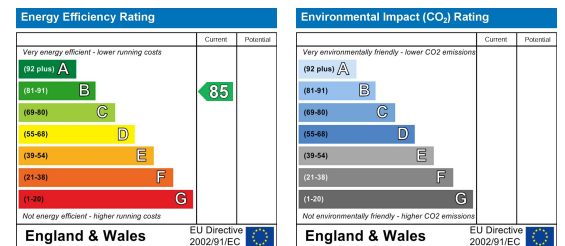
Floor Plan



Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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