



9 SCHOOL CLOSE, FENNY BENTLEY, ASHBOURNE, DE6 1LD
PRICE: O/A £295,000

DESCRIPTION

Occupying an enviable end of cul de sac position within the very popular and sought after Peak Park village of Fenny Bentley which itself is most convenient for the market town of Ashbourne, this semi detached three bedroom property briefly comprises reception hall with cloaks/wc, double aspect sitting room, comprehensively fitted kitchen, rear porch and utility room. At first floor level there are three generously proportioned bedrooms and shower room. Outside pleasant good sized gardens, ample car standing.

Considered likely to be of interest to the discerning family purchaser the property is well placed for ready access to the village facilities (primary School, Church, Pub etc).

Early viewing is highly recommended.

Entrance Hall having staircase off to first floor level with understairs storage area, electric night storage heater and door to

Ground Floor Guest Cloakroom having contemporary fitments in white comprising low flush wc with flanking wash hand basin set into vanity unit with double opening cupboard beneath. Ceramic tiled splashback, ceramic tiled floor, electric towel rail radiator, upvc sealed unit double glazed window.

Double Aspect Sitting Room 6.58m x 3.3m (21'7" x 10'10") having upvc sealed unit double glazed windows, two electric night storage heaters.

Breakfast Kitchen 3.32m x 3.16m (10'11" x 10'5") having ceramic tiled floor, electric night storage heater and upvc sealed unit double glazed window overlooking the rear garden. The kitchen is comprehensively fitted with a good range of contemporary units in white providing base cupboards and wall cupboards with ample work surfaces, ceramic tiled splashbacks and inset 1.5 bowl single drainer stainless steel sink unit. Fitted base and wall cupboards, drawer bank and appliance space with provision for electric cooker. Fitted brushed stainless steel cooker hood. Door to

Rear Porch with ceramic tiled floor, upvc sealed unit double glazed door to rear garden and full height in built shelved storage cupboard housing the electricity consumer units.

Utility Room with ceramic tiled floor, fitted shelf and having plumbing for automatic washing machine.

Return staircase to semi galleried landing

Bedroom One (rear double) 4.16m x 2.98m (13'8" x 9'9") with upvc sealed unit double glazed window overlooking the rear garden and large in built double opening wardrobe cupboard with hanging rail. Electric panel heater.



Bedroom Two (rear double) 3.21m x 2.96m (10'7" x 9'8") with upvc sealed unit double glazed window overlooking the rear garden. Electric panel heater and large in built double opening wardrobe cupboard with fitted hanging rail and slatted shelves.



Bedroom Three (front) 2.77m x 2.32m (9'1" x 7'7") having upvc sealed unit double glazed window to the front with views over the village School and towards the countryside beyond.



Shower Room having fitments in white comprising spacious level access shower with glazed sliding shower screen door and Triton T80 electric shower, wash hand basin set into vanity unit with double opening cupboard beneath, low flush wc. Fully ceramic tiled walls and floor, upvc sealed unit double glazed window and in built cylinder and airing cupboard housing the hot water cylinder with fitted immersion heater.

OUTSIDE

The property occupies a spacious corner plot and stands behind a pretty primarily lawned front garden with evergreen, flower and shrub beds and borders. A sweeping driveway provides ample car standing space with additional semi hard standing to the front. A wrought iron pedestrian gate leads via a wide side pathway past two useful timber garden/workshop stores with mains power connected.



At the rear there is a good sized garden with immediately adjacent to the rear porch door a paved patio terrace with lawns beyond having planted beds and borders and further elevated patio.

SERVICES

It is understood that mains water, electricity and drainage are connected to the property.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.



TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

The Derbyshire Clause

It is understood that the property is subject to an occupancy clause as detailed below;

References in conveyancing documents relating to Section 19 of the [Housing Act 1980](#) and Sections 37 and 157 of the [Housing Act 1985](#) (as amended) are more commonly known as the Derbyshire Clause or the Peak District Clause. Section 19 and 157 relate to former Council



houses and Section 37 relates to private houses with a restrictive clause attached.

On 16 March 2006 the Partnership & Regeneration Committee of the Derbyshire Dales District Council resolved to provide delegated authority to the Head of Democratic Services to give consent in accordance with the following guidelines:

- Consent will automatically be given to a person who has lived or worked within Derbyshire or the Peak District National Park for a period of three years before the transaction.
- Consent will be given where a person has a local connection with the area and is returning to the area to care for another relative.
Consent will be given to registered social landlords whose stated aim is to provide housing for those satisfying the qualifying criteria. Consent will also be conditional on compliance with this requirement.
- All other cases will be referred to Members (Councillors) for the exercise of their discretion
- Consent will be given to members of the armed forces, with a local connection, to living in the area

Section 157 of the Housing Act 1985 (as amended), states that any person wishing to purchase a former Council property with a restriction under this Act must satisfy certain criteria. This means they must have **lived** or **worked** preceding the application for consent. If the property is purchased jointly, only one of the purchasers need to comply with the provision of Section 157 of the Housing Act 1985 (as amended).

Any new purchaser of a property with a clause of this type will be required to obtain a letter of consent from the District Council to enable them to register the property at the Land Registry.

COUNCIL TAX

For Council Tax purposes the property is in band C

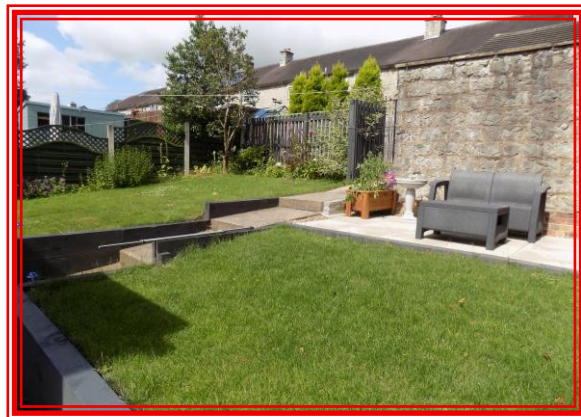
EPC RATING E

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS until.chose.blunders

Ref FTA2859



www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.