



30 Lodge Farm Chase
Ashbourne
Derbyshire
DE6 1GY

£895 Per Calendar Month

- Open plan living / dining room
- Well appointed kitchen
- Well appointed contemporary family bathroom
- Enclosed south facing rear garden
- Driveway providing ample off street car standing
- Gas fired central heating and upvc double glazing
- EPC Rating B

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

An internal inspection is highly recommended to appreciate the accommodation of this recently built two bedroomed semi detached. The property itself boasts both gas fired central heating and upvc double glazing throughout with the accommodation comprising entrance hall, guest cloakroom, open plan living / dining room, well appointed kitchen, two bedrooms to the first floor with contemporary styled bathroom having full suite and shower.

Directly to the rear of the property is an enclosed low maintenance garden mainly laid to lawn, to the front there are two car parking spaces and an adjacent low maintenance fore garden.

LOCATION

Ashbourne itself has a choice of restaurants, reputable public houses, supermarkets, boutiques, cafés and other shops. The A52 ensures fast access to the city of Derby, Nottingham and beyond. The A515 ensures fast connection to the A50 dual carriageway providing swift onward travel to other regional centres and the motorway network.

ACCOMMODATION

TO THE GROUND FLOOR

ENTRANCE HALL

With wood grain effect flooring, central heating radiator and doorway leads to

GUEST CLOAKROOM

With contemporary suite comprising close coupled WC and pedestal wash hand basin with modern mixer tap and complementary tiled splashbacks. A continuation of the wood grain effect flooring, central heating radiator and obscure double glazed window in upvc frame to the side.

OPEN PLAN LIVING / DINING ROOM

4.39x 3.28 (14'5"x 10'9")

With central heating radiator, TV aerial points and telephone jackpoint. Useful understairs storage cupboard and upvc double glazed double doors provide access to the rear garden.





FITTED KITCHEN

3.55 x 1.91 (11'8" x 6'3")

With woodgrain effect flooring and a range of fitted base wall and drawer units having matching high gloss cream cupboard and drawer fronts. Laminated roll edge granite effect preparation surfaces with matching upstands. Built in four ring electric hob with stainless steel splashback plate and matching extractor hood with variable speed fan and lighting. Integrated electric fan assisted oven and built in refrigerator and freezer. Further integrated appliances include automatic washing machine and dishwasher. Inset one and a half basin stainless steel sink unit with draining board and modern mixer tap. Central heating radiator and upvc double glazed window to the front. Wall mounted gas combination boiler servicing the central heating and hot water systems.

PRINCIPAL BEDROOM

4.36 x 3.41 (14'4" x 11'2")

Please Note; the former measurement is taken into the recess adjacent to the useful over stairs storage cupboard. TV aerial point, central heating radiator and upvc double glazed windows to the front elevation.

BEDROOM 2

3.41 x 2.39 (11'2" x 7'10")

With central heating radiator and upvc double glazed window with particularly pleasant views over Ashbourne golf course.



FAMILY BATHROOM

With full contemporary style suite in white to include pedestal wash hand basin with mixer tap, low flush WC and panelled bath with mixer tap and additional thermostatic mixer shower over. Shower screen, contemporary ceramic wall tiling, tile effect flooring, central heating radiator, extractor fan and obscure upvc double glazed window to the rear.

OUTSIDE

Directly to the rear of the property is a low maintenance garden being enclosed by close lapped timber fencing and artificial lawn. To the front of the property is a driveway providing off street car standing for two vehicles.

DIRECTIONAL NOTES

The approach from Ashbourne centre is to head down the Buxton Road bearing left into St John's Street. At the 'T' Junction turn right into Park Road (A515). Thereafter the traffic lights turn left into Sturston Road, continuing the traffic light junction into Station Road. On Station Road crossing over the mini roundabout junction into Clifton Road (A515) and thereafter take the turning on the left hand side into Lodge Farm Chase, continue towards the end of Lodge Farm Chase where number 30 will be located on the right hand side.

PROPERTY RESERVATION FEE

1 week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**



DEPOSIT

5 Weeks Rent

Additional Information

The property is to be let unfurnished. No smokers. No pets. Available from 23rd September 2024.

Rent: £895 pcm

Holding Deposit: £206 (1 Week taken on application)

Security Deposit: £1030 (5 Weeks)

Council Tax Band: B - Derbyshire Dales

EPC Rating: B

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS -

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas central

Broadband type: BT Openreach, please check Ofcom website.

VIEWINGS

By prior appointment through Scargill Mann and Co. Derby Office on 01332 206620 opt 1.

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