



12 SCHOOL LANE

SUDBURY, ASHBOURNE, DERBYSHIRE, DE6 5HZ

Unfurnished, £625 per month + £235 plus VAT (£265 plus VAT for joint tenants) tenancy paperwork fee and other charges apply.*

Available from mid-August

- Three bedrooms
- 12 month AST
- Village location with excellent transport links
- Council tax band D

12 School Lane is a generously proportioned three-bedroom semi-detached house situated in the centre of the historic village of Sudbury. Sudbury is host to a good range of local amenities including a village shop, butchers school public house and Sudbury Courtyard. More extensive amenities can be found in the nearby larger centres of Uttoxeter and Ashbourne.

The village is well located with excellent transport links via the nearby A50 and A515, making the property ideal for commuters.

Ground Floor

The ground floor comprises of a kitchen and separate dining and sitting rooms with open fire places in both.

First Floor

The first floor comprises of three master bedrooms and family bathroom which includes a bath with shower-over.

Outside

The property has a good sized lawned garden to the side and an outbuilding providing storage for tools and coal.

General Information

Heating

The property benefits from electric night storage heating throughout with open fires to the reception rooms in addition.

Services

Mains water, drainage and electricity are connected, subject to utility company requirements.

Tenancy

The property will be let on a 12-month Assured Shorthold Tenancy available from mid-August 2017.

Council Tax

The property is banded D. Tax payable for 2017/2018 is believed to be £1,701.07.

Outgoings

The tenant will be responsible for payment of Council Tax and all other outgoing in respect of the occupation of the property.

Repairs & Maintenance

The tenant will be required to maintain the interior decorations and fittings of the property; to keep the gardens and grounds in good order; and to comply with all terms of the tenancy agreement.

Local Authority

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire, DE4 3NN.
01629 761100

Application and fees

On applying for the property a charge of £235 plus VAT (£265 plus VAT for joint tenants) will be payable in respect of referencing and administration, which is non-refundable.

References will then be taken up by Keysafe, a referencing agency, acting on behalf of the landlord.

By submitting an application, the applicant will be giving consent for a (credit) referencing search to be undertaken and acknowledging that a record of search will be retained.

Energy Performance

The current EPC rating is G(1).

A copy of the full Energy Performance Certificate is available on request.

Date of Information

Particulars prepared: July 2017

Photographs taken: March 2016

Viewing

Strictly by appointment with Savills.

Lichfield Lettings

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