



6 MAIN ROAD
SUDBURY, ASHBOURNE, DERBYSHIRE, DE6 5HS

Unfurnished, £600 per month + £285 inc VAT (£317 inc VAT for joint tenants) will be payable in respect of referencing and administration.*
Available February 2018



MAIN ROAD
SUDBURY, ASHBOURNE, DERBYSHIRE,

£600 per month Unfurnished

- Two bedroom terraced property
- Detached garden
- Located in the centre of the historic village of Sudbury
- Available in February

Description

6 Main Road is a two bedroom terraced property finished to a high standard with detached garden to the rear.

The property is located on Main Road in the centre of the historic village of Sudbury. The property benefits from excellent nearby transport links via the A50 and A515, making the property ideally suited to commuters.

The property has 2 reception rooms, two double bedrooms of a good size, a downstairs bathroom and two separate toilets.

Location

Sudbury village is host to a good range of local amenities including a village butchers, school and public house. More extensive amenities can be found in the nearby larger centres of Uttoxeter and Ashbourne.

Viewing

Strictly by appointment with Savills.

Lichfield Lettings

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General Information

Heating

The property benefits from electric night storage heating throughout and an open fire in the sitting room.

Services

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

Garden and Outside Space

The property benefits from a non adjoining garden that is a short walk away.

Tenancy

The property will be let on a 12 month Assured Shorthold Tenancy from February 2018.

Council Tax

The property is banded C. Tax payable for 2017/2018 is believed to be £ 1,512.06.

Outgoings

The tenant will be responsible for payment of Council Tax and all other charges levied 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

Application & Fees

On viewing the property, please fill in the application form and return it to the agents.

If the application is satisfactory, references will be taken up by Rentshield, a referencing agency, acting on behalf of the landlord. Application fees are £285 (including VAT) for a single applicant or £317 (including VAT) for joint applicants. 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.

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

