



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Mellor Bungalow Colshaw Lane, Buxton, SK17 0SJ

£1,300 Per Calendar Month

Mellor Bungalow offers a rare opportunity to rent a refurbished two bedroom detached bungalow in the popular rural village of Quarnford. Situated in an elevated position, Mellor Bungalow enjoys far reaching views of the surrounding countryside and landscape. Sitting on it's own, the property would be perfect for those seeking a rural and secluded lifestyle on the edge of The Peak District.



Situation and Directions

What3Words Location Code:

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From Leek, take the A53 Buxton Road and continue until reaching Flash Bar Stores on the bend. Turn right and take the second lane on the left, approximately 1 mile from Flash Bar Stores, then take the second right hand lane, go over the cattle grid and Mellow Bungalow will be found at the end of the lane.

Accommodation Comprises:

Entrance Porch

With double glazed windows to the side and front aspects, radiator, tiled floor and plumbing for an automatic washing machine.

Dining Kitchen 12'9" x 12'6" (3.90 x 3.83)



The kitchen offers double glazed windows to three aspects, newly fitted units comprising a range of base cupboards and drawers, built in electric oven, worktops including a stainless steel sink with mixer top, four ring electric hob with extractor fan over, tiled floor radiator and plumbing for a dish washer.



Living Room 20'2" x 14'1" (6.15 x 4.31)



The living room has double glazed windows to three aspects, two radiators and stone fireplace including an electric fire.

Hallway

With a radiator, built in storage cupboard and external door.

Bedroom One 13'9" x 11'8" (4.20 x 3.56)



Bedroom One has a double glazed window to the front aspect, radiator and built in bedroom furniture.

Bedroom Two 13'4" x 10'3" (4.07 x 3.14)



Bedroom Two offers a double glazed window to the rear aspect, radiator and built in storage.

Bathroom 7'5" x 5'4" (2.27 x 1.65)



The bathroom benefits from a newly fitted white suite which comprises a 'P' shaped bath with telephone style mixer tap, pedestal wash hand basin, low level lavatory, fully tiled walls and floor, radiator and obscured window to the side aspect.

Outside



Externally, Mellor Bungalow benefits from an Indian stone patio area along with lawned gardens and borders. The property has a driveway with gated access. There is also two garages.



Open Fronted Garage 18'3" x 17'9" (5.57 x 5.43)

Stone Garage 17'4" x 10'5" (5.30 x 3.20)



With windows to the side aspect, concrete floor and inspection pit.

Services

We believe all mains services are connected. The heating is oil fired.

Viewings

By prior arrangement through Graham Watkins & Co.

Holding Deposit

Non-refundable Holding Deposit Requested: equal to one week's rent

PLEASE NOTE: A holding deposit will be requested from you if the landlord/s wishes to process your application. This will be to reserve the property you have applied for, while the reference checks are being carried out. The holding deposit will be retained by Graham Watkins & Co. if the applicant or guarantor withdraws from applying for the property, fails the referencing checks or fails to sign the tenancy agreement within 15 calendar days (or other date mutually agreed in writing).

Deposit

The deposit is typically equal to five weeks' rent (but may vary). The holding deposit and four weeks' deposit will be held together by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

Identification

TWO separate forms of identification must be supplied along with each application. These need to be photographic and proof of current residency.

Photo ID: A form of photographic ID is required for each applicant as part of your application. Passports and photographic driving licenses are both acceptable. If you do not hold a UK/European Passport you must provide a copy of your

Visa/Work Permit.

Proof of Residency: A utility bill or bank statement dated within the last three months is required as part of your application. This must show your current address and be in your name.

Council Tax and Local Authority

We believe the property is in band E and the local authority is Staffordshire Moorlands

Measurements

All measurements given are approximate and are 'maximum' measurements.

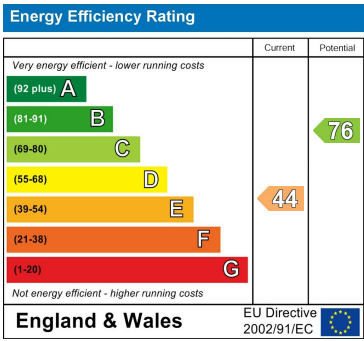
Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.