

SCARGILL  
MANN & CO

EST. 1995



## 16 Southgate Close

Mickleover, Derby, DE3 0QG

**£1,200 Per Calendar Month**



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### GENERAL INFORMATION

Enjoys a cul-de-sac position within the highly regarded suburb known as Mickleover. The property itself benefits from gas central heating and double glazing.

### LOCATION

Mickleover has a choice of amenities including schooling at all levels, supermarket, reputable public houses, bank and shopping precinct, both the A38 and A52 are easily accessible providing fast access to other regional centres.

### ACCOMMODATION

#### ON THE GROUND FLOOR

##### PORCH

Double glazed and panelled door and windows to both side and front elevations, sealed unit double glazed door leads to:-

##### ENTRANCE HALL

With central heating radiator, stairs leading to the first floor and double doors lead to :-

##### LIVING ROOM

With feature fireplace incorporating living flame coal effect gas fire, telephone jack point, TV aerial point, useful understairs storage cupboard and double glazed window to the front.

##### DINING ROOM

With wood grain effect laminate flooring, central heating radiator and double glazed sliding door leads to:-

### CONSERVATORY

Fully double glazed, fitted blinds and glazed panelled door leads to the garden.

### FITTED KITCHEN

With a range of fitted work tops, 1 ½ basin sink unit, free standing four ring electric oven, a range of matching base, wall and drawer units. Double glazed windows to both side and rear elevations, further double glazed and panelled door provides access to the rear.

### TO THE FIRST FLOOR

#### BEDROOM ONE

Having central heating radiator, built-in wardrobes, TV point and double glazed window to the front.

#### BEDROOM TWO

With a range of built-in wardrobes, airing cupboard, radiator and double glazed window to the rear.

#### BEDROOM THREE

With a range of fitted wall units and useful over stairs storage area with fitted shelving, telephone jack point, radiator and double glazed window to the front.

### FAMILY BATHROOM

With full coloured suite to include: vanity unit with built-in wash hand basin, panelled bath with electric shower over, low flush WC, radiator and obscure window to the rear.

### OUTSIDE & GARDENS

To the rear of the property is a neatly kept lawned garden with large private patio area, timber shed and

adjacent single detached garage with metal up-and-over door.

The property is set back from the road behind a neatly kept foregarden with adjacent driveway providing ample off-street car standing.

### **DIRECTIONAL NOTE**

The approach from Derby City centre is via the A516 Uttoxeter New Road proceed through straight ahead at the City Hospital roundabout before turning right at the mini traffic island into Station Road, turn right onto Ladybank Road, turn left again into Draycott Drive and right into Southgate Close.

### **SPECIFIC REQUIREMENTS**

The property is to be let unfurnished. No pets. Available now.

### **PROPERTY RESERVATION FEE**

One 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**

Rent: £1,200 pcm

Holding Deposit: £276 (1 Week taken on application)

Security Deposit: £1,384 (5 Weeks)

Council Tax Band: B – Derby City

EPC - D

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS –

Gas Supply: MAINS

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central

Broadband type: BT Openreach, please check Ofcom website.

### **VIEWING**

By prior appointment through Scargill Mann & Co Derby office (01332) 206620.



Road Map



Hybrid Map



Terrain Map



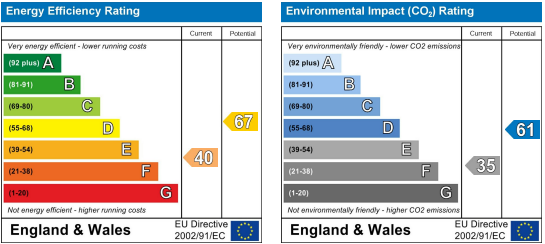
Floor Plan



Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

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.