SCARGILL MANN & Co
EST. 1995

The Oven Dale Road

Matlock, Matlock, DE4 3LT

£475 Per Calendar Month

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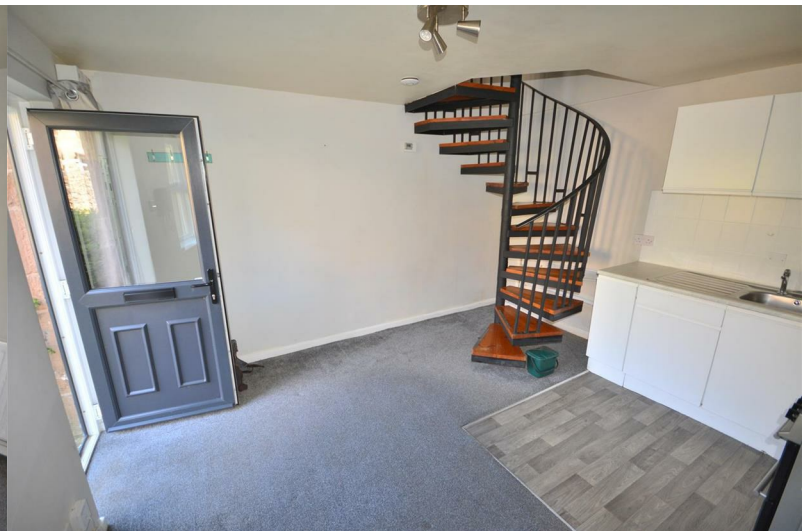

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GENERAL INFORMATION

Matlock town centre offers a good range of facilities including shops, schools and leisure facilities. The nearby A6 provides swift onward travel to the north and south. Derby city centre is approximately sixteen miles to the south, Chesterfield approximately ten miles to the north-east and Sheffield is approximately twenty miles to the north-east all of these major cities offer a good range of amenities. Junction 28 of the M1 is approximately twelve miles to the east providing swift onward travel to the north and south and other nearby regional centres and linking to the other motorway networks.

ACCOMMODATION

OPEN PLAN LIVING AREA

13'1" x 14'8" (4.00 x 4.49)

With ample seating area, central heating radiator, boiler servicing the hot water and central heating, sealed unit double glazed sash style window to the front, glazed and panelled door. Kitchen area comprising a range of matching base, wall and drawer units, fitted laminated roll edge preparation surfaces with inset stainless steel sink unit draining board, four ring electric oven and plumbing suitable for an automatic washing machine, spiral staircase leads to:-

BEDROOM

14'8"x 12'8" (4.49x 3.88)

Central heating radiator, sealed unit double glazed Juliet Balcony to the front and doorway leads to:-

SHOWER ROOM

5'9" x 5'6" (1.76 x 1.70)

With full suite in white to include pedestal wash hand basin, low flush wc and shower tray with electric shower over. Ceramic wall tiling. Radiator and wood grain effect lino floor covering, extractor fan.

OUTSIDE

Directly to the front of the property is a low maintenance fore garden.

ADDITIONAL INFORMATION

Property construction: Stone & slate tile
Electric: Mains
Gas: Mains
Water: Mains
Sewerage: Mains
Heating: Gas central heating

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from 11th May 2026.

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.

VIEWINGS

Strictly by appointment through Scargill Mann & Co on 01332 206620

DIRECTIONAL NOTE

The approach from Olde Englishe Road Car Park is

to proceed on to Olde Englishe Road, then turn right on to the A6 for approx. 50 meters. Where the property is located on the right-hand side clearly denoted by our "TO LET" board.

Road Map

Hybrid Map

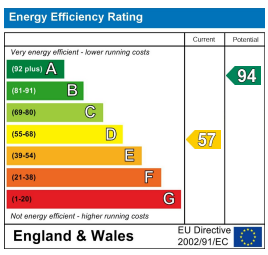
Terrain Map

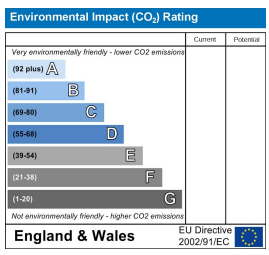
Floor Plan

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.

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