



2 Bed House - Terraced

14 Castle View, Duffield, Duffield, Belper DE56 4GN
£650 PCM



Fletcher
& Company

www.fletcherandcompany.co.uk

- available from 17 November 2017
- TWO bedroom house
- Parking for TWO vehicles
- Presented in very good order
- Good sized lounge
- Separate dining/kitchen
- Courtyard style garden
- Central Duffield village location
- EPC C

****Available from 17th November 2017**** This beautifully presented modern two bedroom mid terrace house is located in the sought after village of Duffield and within the noted Ecclesbourne School catchment area.

The accommodation comprises: a well proportioned Lounge, Fitted Kitchen/Diner, Two Bedrooms and Family Bathroom. Driveway providing off road parking and courtyard style garden with parking to rear.

SUMMARY

A well presented modern two bedroom mid terrace house located in the sought after village of Duffield and within the noted Ecclesbourne School catchment area. Having the advantage of gas fired central heating and sealed unit triple glazing. The accommodation comprises: A well proportioned Lounge, Fitted Kitchen/Diner, Two Bedrooms and Family Bathroom. Driveway providing off road parking and courtyard style garden with parking to rear.



Secure hardwood triple glazed door to front opening to:

LOUNGE

14'7" x 10'11" (4.45m x 3.33m)

The fully carpeted Lounge has a triple glazed window to front aspect, useful built-in under-stairs storage cupboard, staircase to first floor landing. Wooden blinds. Door through to:



KITCHEN/DINER

13'8" x 8'6" (4.17m x 2.59m)

Fitted with a matching range of base, eye level and drawer units with complementary worktops. White 1&1/2 bowl polycarbonate sink unit with single draining board and ceramic tiled splashback. There is an automatic washing machine, large fridge/freezer, built-in electric Creda fan assisted oven, built-in four ring Creda gas hob and pull out extractor hood over. Two sealed unit triple glazed windows to rear aspect, double radiator, ceramic tiled floor covering to kitchen area and attractive striped carpet to dining area. Wooden blinds. Wall mounted gas boiler and a secure triple glazed door to rear leading out into garden.



LANDING

Access to loft space, door to a built-in airing cupboard housing hot water tank with slatted shelving and door to:

BEDROOM ONE

13'8" x 13'1" (4.17m x 3.99m)

Fully carpeted bedroom having two sealed unit triple glazed windows to front aspect, useful built-in over-stairs cupboard, single radiator. Roman blinds to remain.



BEDROOM TWO

11'3" x 7'2" (3.43m x 2.18m)

Sealed unit triple glazed window to rear aspect overlooking gardens and a single radiator. Roman blinds to remain.



FAMILY BATHROOM

Fitted with a three piece suite comprising a panelled bath with a fitted electric shower over, pedestal wash hand basin and a low-level WC with tiled surround. Fitted extractor fan, obscure sealed unit triple glazed window to rear aspect, single radiator and wood effect vinyl floor covering.



OUTSIDE

Outside

To the front of the property there is hard standing providing off road parking and access to front entrance door. To the rear of the property there is a delightful courtyard style garden, with an additional parking space.



DIRECTIONAL NOTES

From our Duffield office proceed along Town Street which becomes Milford Road and right on to Castle View. Continue right on Castle View and the property will be found on the left hand side.

OUR FEES

Our fees for prospective tenants


Upon application to rent one of our properties, we would need to see, and take a copy of, ID (driving licence/passport) and proof of current address (recent utility bill – not mobile phone bill – dated within the last three months), for each adult over the age of 18 who wishes to reside at the property.

An application fee will be due of £180 inc vat for the first adult applicant, plus £60 inc vat for each additional adult applicant. Should a guarantor be required to support the applicant(s), the fee for the guarantor will be £60 inc vat. A £200 holding fee is payable upon application of the property, which will secure the property for you throughout the application process. This fee is non-refundable, should you not proceed to rent the property. Alternatively the £200 will be deducted from the deposit due at the start of the tenancy.

Once your application has been approved, and prior to the start of your tenancy, we will ask you to provide to us, cleared funds for the following amounts:

- * inventory fee of £90 inc vat
- * deposit, equivalent to one month's rent plus £100 (less the £200 holding fee), and
- * one month's rental payment (payable in advance)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	