



19 Bittern View, Willington, Derby, Derbyshire, DE65 6RY

£900 PCM

Scofield Stone are pleased to offer To Let this two-bedroom, terraced home located on the outskirts of this popular village and falling within the John Port Spencer Academy catchment area. The property is in good condition throughout. Property benefiting from a number of key features to include, fitted kitchen, spacious sitting room, family bathroom, private rear garden. An internal inspection is highly recommended in order to appreciate the size and quality of the accommodation on offer. Council Tax Band: B, EPC: B(83), Deposit £1035, which includes a holding deposit of £207, which will go towards the successful applicants first month rent.

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Hallway



Wooden flooring and decorated neutrally. Radiator, mains fuse box, alarm control panel and Myson thermostat, under stairs storage and alarm sensor leading to the guest cloakroom.

Guest cloakroom

3'3",2375'3" x 0'0",2919'11" (1,724 x 0,890)



White suite comprises wc and hand basin with hot and cold monobloc tap, radiator, extractor fan, spot light and wooden flooring.

Open plan Kitchen/Dining Area

kitchen only 3'3",925'2" x 9'10",180'5" (kitchen only 1,282 x 3,055)



Wooden flooring and neutrally decorated throughout, TV socket, radiator, uPVC double glazed window with spot lights and standard light fitting. Kitchen area comprises of a selection of modern kitchen wall and base units, and matching drawers, integrated fridge freezer and washing machine, potterton gas central heating boiler, gas hob and electric oven and extractor hood and alarm sensor. Stainless steel kitchen sink, half bowl and draining board with mixer hot and cold taps.

Sitting Room

9'10",2454'0" x 6'6",875'11" (3,748 x 2,267)



Neutrally decorated with wooden flooring, radiator, alarm sensor, tv sockets and wooden panelled door with chrome handles, and standard light fittings, uPVC window and patio doors leading to rear low maintenance garden.

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Stairs and Landing



Carpet to flooring with wooden banister rail and spindles, neutrally decorated, loft hatch and smoke alarm. Security alarm sensor.

Bedroom One

6'6", 2421'3" x 9'10", 600'4" (2,738 x 3,183)



Carpet to flooring and decorated neutrally, fitted wardrobes with hanging rails and shelving. Radiator, uPVC double glazed window, standard light fitting, TV socket, Myson heating control panel and wooden panelled door with chrome handles.

Bedroom Two

3'3", 3077'5" x 9'10", 675'10" (1,938 x 3,206)



Neutrally decorated with carpet to floor, fitted wardrobe with hanging rail and a shelf. TV socket and radiator. uPVC double glazed window and standard light fitting.

Bathroom

3'3", 2352'4" x 6'6", 291'11" (1,717 x 2,089)



Vinyl flooring, and neutrally decorated and part tiled to walls, white bathroom suite comprises wc, basin with monobloc mixer hot and cold taps and bath with mixer hot and cold taps and with mains shower over the bath with shower screen. Obscured uPVC double glazed window, wooden panelled door and internal lock and silver towel radiator. Spot lights to ceiling and extractor fan. panelled door with chrome handle and internal lock.

Rear Garden



Low maintenance enclosed rear garden, with Stone and patio to the ground areas and fixed seating and planting areas leading to a secure rear gate leading to 2 x allocated parking spaces.

Material Information

Verified Material Information

Monthly rent: £900

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: B

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway and Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

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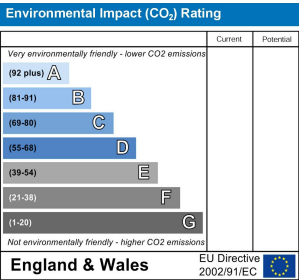
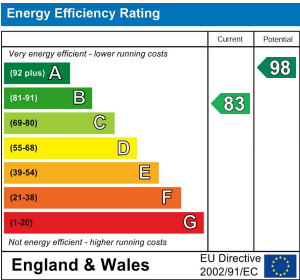
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

What3Words

What3words: ///inflation.cries.slick

Disclaimer

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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