SCOFFIELD STONE
estate agents

84 Foss Road, Hilton, Derby, DE65 5BH

£895 PCM

A well presented two bedroom first floor coach house in Hilton, offering bright open plan living, a modern kitchen, principal bedroom with en suite, separate bathroom and allocated parking for two cars. Conveniently located within a popular development close to village amenities, schooling, road links and a children's play park.

EPC rating: (C) Council tax band: (B) Deposit £1030, and a holding deposit of £205 which will go towards the successful applicants first month rent.

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Summary Description

Located on the popular north eastern side of Hilton village, 84 Foss Road is a well presented two bedroom first floor coach house available to let. Offering approximately 61 square metres (660 square foot) of accommodation, this attractive home is well suited to tenants looking for low maintenance living, convenient parking and easy access to local amenities. The property is positioned within an established residential development and benefits from allocated parking for two cars within a communal courtyard.

The accommodation begins with a welcoming entrance hall and staircase leading to the first floor. The main living space is a bright lounge and dining area, enhanced by a front aspect UPVC double glazed bay window, rooflight, light well and inset ceiling lighting. The adjoining kitchen is fitted with gloss white wall and floor cabinets, wood effect worktops, tiled splashbacks, an integrated electric oven, gas hob and space for further appliances. There are two comfortable bedrooms, with the principal bedroom benefitting from an en suite shower room. A separate bathroom, useful inner hallway, roof space access and under stairs storage add further practicality.

Hilton is a popular South Derbyshire village with a strong community feel and a range of local facilities, including shops, cafés, public houses, healthcare services and schooling. The property is also positioned opposite a children's play park, adding to its residential appeal. For commuters, Hilton offers convenient road access to Derby, Burton upon Trent, the A50, A38 and wider regional road network, with public transport links serving surrounding towns and villages.

Entrance Hall and Stairs

A welcoming entrance hall with neutral décor, fitted carpet and a practical carpet matwell. A part obscure glazed main entrance door allows natural light into the space, with a radiator and staircase rising to the accommodation.

Lounge and Dining Area

10'0" x 20'0" (3.07m x 6.10m)

A stylishly presented lounge and dining area, offering a comfortable and versatile living space. The room features fitted carpet, a front aspect UPVC double glazed bay window, a light well, double glazed rooflight and inset ceiling lights, all combining to create a bright and inviting feel. Further features include TV, telephone and cable points, an over stairs storage cupboard and two radiators.

Kitchen

9'9" x 7'6" (2.98m x 2.29m)

A well appointed kitchen finished with neutral décor and wood effect cushion flooring. The room is fitted with gloss white wall and floor cabinets, complemented by wood effect roll edge worktops and tiled splashbacks. There is an inset stainless steel sink with drainer and chrome monobloc tap, an integrated electric oven with gas hob above, under counter space and plumbing for appliances, a wall mounted gas combination boiler, radiator and a double glazed rooflight providing additional natural light.

Inner Hallway

A neutrally decorated inner hallway with fitted carpet, radiator and access to the roof space.

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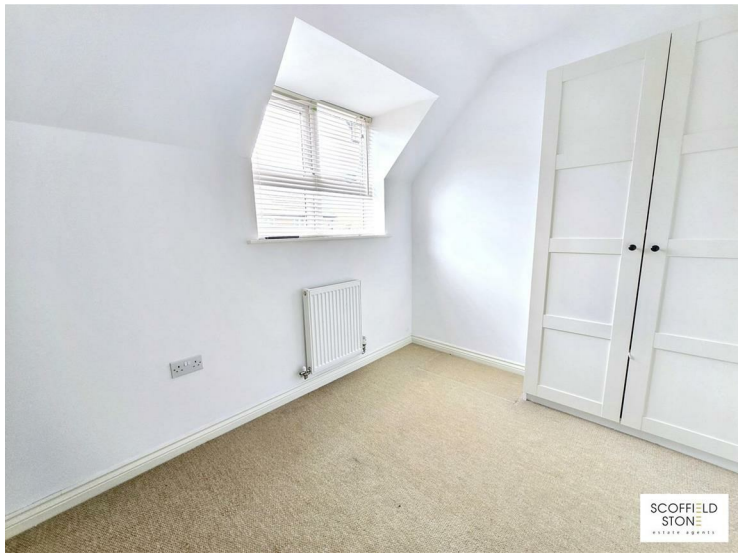
Bedroom One
10'8" x 11'11" (3.26m x 3.65m)

A well proportioned principal bedroom, neutrally decorated and fitted with carpet. The room has a front aspect UPVC double glazed window with Venetian blinds, a wall mounted TV and radiator.

En Suite Shower Room
5'0" x 5'10" (1.53m x 1.79m)

A useful en suite shower room with ceramic tile effect cushion flooring and neutral décor. Features include a double glazed rooflight, inset ceiling lights, pedestal wash hand basin with chrome hot and cold taps, low flush WC and a shower enclosure with plumbed shower and tiled splashbacks. An over sink mirror with light and radiator complete the room.

Bedroom Two
8'10" x 6'9" (2.70m x 2.08m)



A comfortable second bedroom with neutral décor, fitted carpet and a front aspect UPVC double glazed window with Venetian blinds. The room also benefits from wall panelling, a wall mounted TV, wardrobe and radiator.

Bathroom
5'10" x 9'3" (1.80m x 2.83m)

A neatly presented bathroom with ceramic tile effect cushion flooring, neutral décor, tiled splashbacks and inset ceiling lights. The suite includes a bathtub with chrome hot and cold taps, low flush WC and pedestal wash hand basin with chrome hot and cold taps. A double glazed rooflight and over sink mirror with light complete the space.

Outside
Positioned opposite the children's play park at the northern edge of Foss Road, the property is accessed via an entrance leading into a communal courtyard. Within the courtyard there is allocated parking for two cars, with an additional under stairs storage cupboard positioned opposite.

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Material Information

Verified Material Information

Costs and tenure
Tenure: Leasehold
Lease length: 131 years remaining (150 years from 2007)
Council tax band: B
EPC rating: C
Monthly rent: £895
Security deposit: £1,030
Holding deposit: £205

The building
Other flat, standard construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone ok, Three good, EE good
Parking: Allocated

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (DY449585):
- The lease includes rules on 'alienation', which means the owner must follow specific steps and potentially get permission if they want to sell or rent out the property.
- The property is subject to 'restrictive covenants' (legal promises not to do certain things) mentioned in a 2006 document between previous corporate owners.
- The property is subject to rights 'reserved' in the 2006 transfer and the lease, which means other people (such as the landlord or neighbors) may have the right to use or access parts of this land.
- The 2013 sale document contains 'personal covenants', which are legal promises made by the current owner to the previous owner.
- There is a rule regarding 'light and air' which prevents the owner from claiming a legal right to light, meaning they cannot stop neighbors from building something that might block their sunlight.
- A specific legal rule has been excluded to ensure that only the rights explicitly written in the deeds are granted, rather than any rights that might be automatically implied by law.
No environmental risks recorded

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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.

Disclaimer 03/2021

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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Location / what3words

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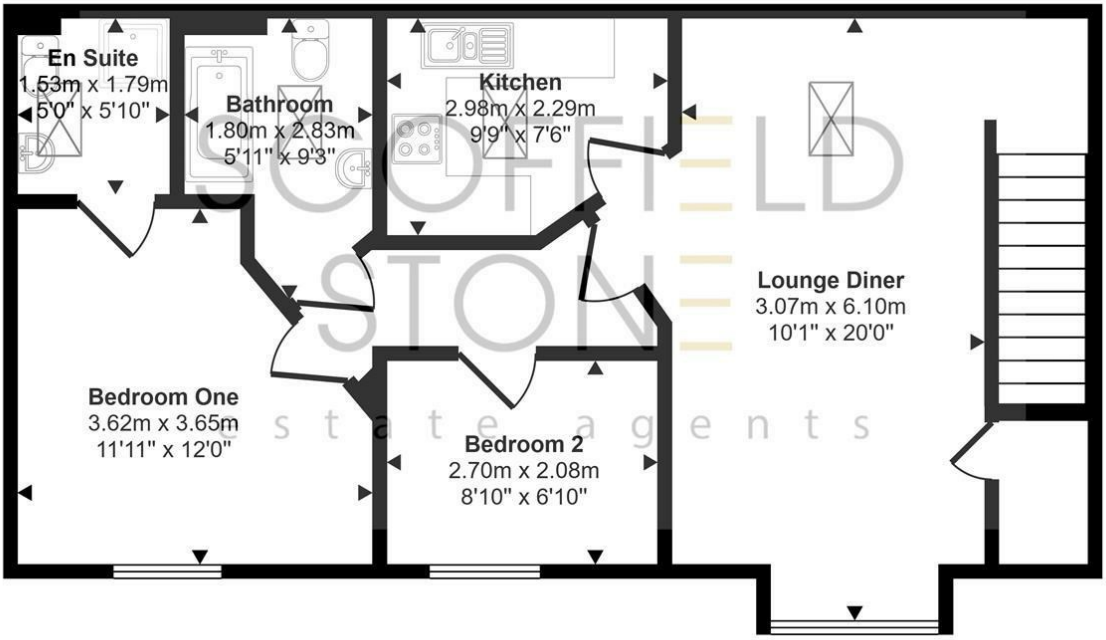
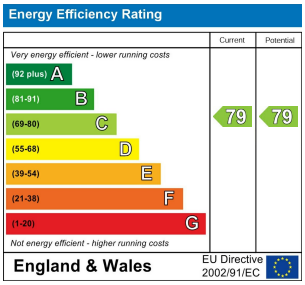
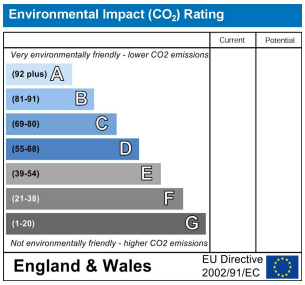
Approx Gross Internal Area
61 sq m / 660 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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