



**29 Willington Road, Etwall, Derby, DE65 6HX**

**£850 PCM**

Scofield Stone are delighted to offer TO LET this one bedroom charming terraced, featuring neutral decor, an open-plan reception room with a characterful fireplace, a spacious bedroom, a generously sized bathroom, an illuminated kitchen with a dining area, a beautiful garden, and convenient access to public transport and local amenities, all within a peaceful and quiet location.

Council Tax: B. EPC Rating: C (69) Deposit : £980, which includes holding deposit of £195 which will go towards the successful applicants first months rent.

### Full Description

Introducing a captivating terraced property, available for immediate letting. This property flaunts a neutral decor, offering a simplistic yet contemporary aesthetic. With a thoughtful layout designed to provide a comfortable and serene living experience, the property is ideal for couples seeking a peaceful and quiet environment.

The residence comprises one reception room, a bedroom, a bathroom, and a kitchen. The reception room, featuring an open-plan design, presents an air of spaciousness and sophistication. Its inviting ambiance is accentuated by the inclusion of a characterful fireplace, a unique feature that adds a touch of historic charm to the modern setting.

The bedroom is a tranquil haven, with ample space for a double bed. Natural light floods this room, creating a warm and inviting atmosphere. The bathroom is generously sized, equipped with a heated towel rail for added comfort and luxury.

One of the standout features of this property is the kitchen, which continues the open-plan theme. Natural light illuminates the space, highlighting the generous dining area. This kitchen is a testament to the seamless blend of form and function.

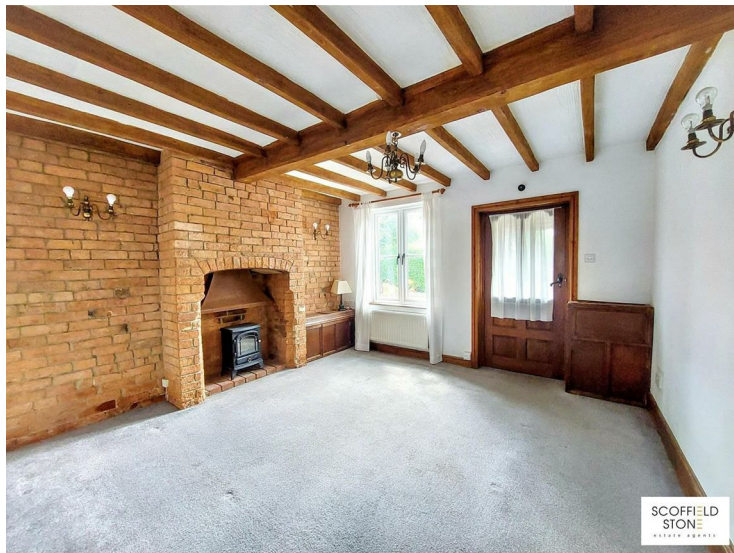
Outside, the property boasts a beautiful garden, a serene escape from the hustle and bustle of city life.

The property is conveniently located, offering easy access to public transport links and local amenities, yet nestled in a quiet and peaceful area. It has an EPC rating of C and falls under the B council tax band.

### Entrance Porch

### Lounge

11'11" x 12'3" (3.65 x 3.75)



With feature brick fireplace, exposed wooden beam and fitted carpet.

### Kitchen/Diner

6'7" x 10'6" (2.02 x 3.22)



Modern fitted kitchen to the rear with cream wall and base units, freestanding electric oven and tiled flooring.

### Bathroom

6'9" x 12'3" (2.06 x 3.74)



Four piece bathroom suite comprises of: shower cubicle, bath, wash hand basin and low level wc.

## 29 Willington Road, Etwall, Derby, DE65 6HX

### Bedroom

11'11" x 11'0" (3.65 x 3.36)



Good sized bedroom to front aspect.

### Outdoor Utility



Brick built outdoor utility with plumbing for a washing machine, with a sink and draining board and central heating boiler.

### Rear Garden



Mainly Laid to Lawn.

### What3Words

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### Material Information

Verified Material Information

Monthly rent: £850

Security deposit: £980

Holding deposit: £195

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 1 bedroom, 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 - OK, Vodafone - OK, Three - Good, EE - Good

Parking: On Street

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: No

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: No

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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

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.





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 89        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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