



Tel/Fax 01335 342936 Mob: 07791 258005
www.dovepropertymanagement.co.uk



Weston Bank, Marston Montgomery, Ashbourne, Derbyshire DE6 2FN
£535 per calendar month Unfurnished Deposit £635

GENERAL DESCRIPTION

Set in a popular village location just 8 miles from Ashbourne and 6 miles from Uttoxeter this comfortable two bedroomed semi-detached home is available to let unfurnished. Briefly comprising Entrance Hall, Lounge, good sized Kitchen / Diner, two Double Bedrooms and Bathroom the property offers off road parking for two vehicles and attractive garden to the side and rear.

With double glazing throughout and electric storage heating, this property is ideal for a professional couple or single occupant.

Early Viewing Recommended.

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via UPVC double glazed door into:

ENTRANCE HALL, carpeted with pendant light fitting and smoke alarm to ceiling with doors off to:

LOUNGE (16'5" max x 11'5" plus bay window), with carpet to floor, pendant light fitting to ceiling, double glazed bay window to rear aspect and electric storage heater. Telephone, television and Sky points, room benefitting from a light stone built, open fireplace with polished stone hearth and further double glazed window to side.



KITCHEN / DINER (L-Shaped 16'4" max x 11'5" max) with carpet to floor, having well defined Kitchen and Dining areas. Kitchen fitted with a range of cream base and eye level storage units with laminate work surface over. Inset stainless steel sink with drainer, newly fitted free standing 'Logic' electric double oven with four ring electric hob over, and ample space and plumbing for fridge freezer and washing machine. Room having two double glazed windows to front aspect, one to side, electric storage heater and tiled splash backs.

FIRST FLOOR:

LANDING AREA at top of carpeted stairs with smoke alarm, pendant light fitting and loft access hatch to ceiling, with electric storage heater, door concealing airing cupboard and further doors off to:

BEDROOM 1 (12'11" x 11'7"), carpeted with pendant light fitting to ceiling, double glazed window to rear aspect and electric heater. Telephone point and door concealing deep storage cupboard.



BEDROOM 2 (11'5" x 10'5" max) carpeted with pendant light fitting to ceiling, double glazed window to front and electric heater.

BATHROOM appointed with a light green three-piece suite comprising low flush W.C., pedestal wash hand basin and bath with 'Triton Rapide' electric shower over. Room being part tiled with Heated towel rail, 'Dimplex' convection heater, double glazed opaque window to front and carpet to floor

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a shared drive offering off road parking for two vehicles to the front, with lawned areas extending from front and side with footpath and gate to the right. Main entrance to the property is through Entrance Door to the side.



TO REAR OF THE PROPERTY is an attractive, South facing enclosed garden, predominantly laid to lawn with patio seating area, flowering cherry tree, storage shed, coal bin and further storage cupboard

VIEWING: By appointment through Dove Property