



## End Cottage

Ednaston



The End Cottage  
Hollington Lane  
Ednaston  
Ashbourne  
Derbyshire  
DE6 3AE



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A Characterful two bedroom semi-detached cottage  
in the sought after village of Ednaston

It is conveniently located with good access to local amenities .  
Off road parking to the front and garden to the rear.

**£600 PCM**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

**Entrance Hall:**

Main entrance door to side access leading to storage cupboard, internal access to the Bathroom and Kitchen.

**Ground Floor****Bathroom:**

Three piece bathroom suite, including low level WC, panelled bath and pedestal wash hand basin

**Kitchen:**

Having a range of wall and base units, sink and drainer and cooker point. Window to side and door to lounge.

**Sitting Room:**

Cast Iron Woodburner with exposed brick pillars and solid mantle above. Exposed ceiling beams, feature inset timbers and wall lights. Access to stairs leading to first floor.

**First Floor****First Floor Landing :**

The galleried Landing is accessed from the sitting room

**Bedroom One:**

Front facing double bedroom

**Bedroom Two :**

Window to the side

**Outside:**

The cottage has a lower level paved garden to the immediate rear with steps leading up to a higher level gravelled low maintenance cottage garden enclosed by fencing.

**Directions:**

What3words: /////anchovies.gather.upholding

**Services:**

We understand there is mains water, drainage and electricity supply.

**EPC : E****Council Tax:**

The tenant will be required to pay council tax to the local authority. We understand that the property is currently within Council Tax Band B.

**Tenure :**

The property is offered on an Assured Shorthold Tenancy which will be prepared by Bagshaws LLP on behalf of the Landlord for an initial period of 6 months.

**Fixtures and Fittings**

Only those fixtures and fittings mentioned in these sales particulars and the schedule of condition of the property and its condition of the property and its contents (fixtures, equipment and effects) will be included in this letting.

**Local Authority:**

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire, DE4 3NN T:01629 761100

**Viewing:**

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

**Expenses**

The tenant shall be required to meet all expenses for council tax, water, electricity, fuel, drainage, contents insurance, television licence and telephone charges.

**Deposit**

A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

**Application**

Applications for the tenancy of this property must be in writing to Bagshaws LLP and on the prescribed 'Application for Tenancy form'.

**References**

References through HomeLet will be applied for by Bagshaws LLP.

**Proof of ID**

In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

**Agents Notes**

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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