



Dairy Cottage Otterhole Close  
Buxton

Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



# Dairy Cottage Otterhole Close

## Buxton

### Derbyshire, SK17 6UU



A two bed roomed cottage quietly located in a beautiful position yet within easy reach of the town and all amenities. Beautifully presented with modern Kitchen and Bathroom. Open views of Cavendish Golf Club to the rear. Gas central heating and Upvc double glazing. Off road parking and large shared outside space. Available immediately. Pets considered. No smoking. RENT INCLUDES THE GAS BILL.

**PCM**  
**£825 PCM**

Staffordshire - 01538 383344

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#### Lounge

16'2 x 15'3

Upvc double glazed window to front. Central heating radiator. Staircase to first floor. Exposed beams. Electric pebble effect fire on hearth and with timber surround. Electricity fuse board. Telephone point.

#### Kitchen

10'11 x 10'11

Fitted with a matching range of base and eye level units with drawers and fitted wood effect working surfaces. Tiled splash backs. Single stainless steel sink unit and drainer with mixer tap over. Plumbing for washing machine. Electric cooker. Wall mounted 'Alpha' gas combination boiler. Upvc double glazed window to rear. Central heating radiator. Partially glazed Upvc door to rear. Access to loft void.

#### Bathroom

Fitted with a white three piece suite to comprise: panelled bath with shower over, fitted shower screen and tiled splash backs. Pedestal wash hand basin and dual flush wc. Obscure glazed Upvc window to rear. Central heating radiator. Wall mounted heated towel rail.

#### First Floor Landing

Upvc double glazed window to front. Doors off.

#### Bedroom Two

12'9 x 9'4

Upvc double glazed window to front. Central heating radiator. Exposed beam.

#### Bedroom One

13'8 x 8'8

Upvc double glazed window to rear offering views. Central heating radiator. Exposed beam. Two useful built in storage cupboards.

#### Outside

To the front of the cottage is a shared large well kept lawned garden which can be used by the three properties located at Otterhole Farm. To the rear is a private parking area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Agents Notes

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