



1 Myrtle Cottages
Longnor



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

1 Myrtle Cottages

Longnor
Buxton, SK17 0PH



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E

PCM
£825 PCM

Entrance Hall

UPVC Front door with decorative glass. Wall mounted cupboard with fuse box, radiator. Stairs to first floor.

Living Room

Upvc window to front. Decorative mantle piece. Understairs storage cupboard with window to side and shelving. Radiator

Kitchen

Large window to rear. Fitted with a range of wall and base units with drawers and worksurface over. Tiled walls. Stainless steel sink with mixer tap and draining board. Electric cooker with extractor hood above. Space for washing machine and fridge freezer. Radiator.

Upvc Back Door leading to back yard and outbuilding.

Landing

Window to side elevation. Loft access.

Bedroom One

Upvc window to front. Built in wardrobes. Radiator.

Bedroom Two

Upvc window to the rear. Radiator.

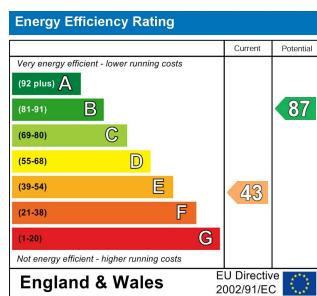


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Accommodation

Bathroom

Fitted with a three piece suite comprising: bath with wall mounted Mira electric shower over and glass shower screen. Vanity wash hand basin with storage below and mirrored wall cupboard above. Low level Wc. Heated towel rail. Partially tiled walls. Upvc window with obscured glass to rear. Extractor fan. Spot lights. Airing cupboard housing hot water cylinder and shelving.

Outside

Front gate with stone steps down to the front door. Side pathway leads to paved courtyard at the rear and an out building. Oil storage container.

Please note

EPC - E

HPBC - C

Viewings- By prior appointment through the Agents. Bury & Hilton Buxton office Tel: 01298 27524

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

Proof of ID- In order to comply with anti-money laundering regulations we ask that prospective tenants provide proof of identity and residence. Please bring your passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill.

References - References through HomeLet will be applied for by Bury and Hilton.

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 a the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

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

Agents Notes

Bury & Hilton 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. Bury & Hilton 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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