



**3 Bed House - Detached
Taunton Drive, Boulton Moor, Derby**

£1,300 Per Calendar Month

Approx 979.00 sq ft



ATTAIN
PROPERTIES

attain-properties.co.uk

- Master Bedroom with En-Suite
- Separate Utility Room
- Long Driveway With Garage
- Kitchen / Diner
- Available Now!
- Downstairs W/C
- Enclosed Rear Garden
- Deposit Replacement Option Available

Step into this gorgeous new-build home!

Built to a high standard our favourite feature is the ultra-soft and luxurious carpets.

The luxury doesn't stop there as this property comes equipped with high-quality black-out curtains, integrated fridge freezer and dishwasher!

Please ask about our deposit replacement option.

Suitable for small families or professional couples wanting a little extra space be sure to check out the virtual tour before viewing.

High energy efficiency gas combi boiler.

The floor area includes a separate garage and is detailed on the EPC.

Please note the washing machine is not included.

Integrated appliances that are included; Dishwasher, Fridge, Freezer, Oven, Hob, Extractor Hood.

Full coverage for all broadband types (ADSL, Superfast, Ultrafast and Gigabit) according to Ofcom.

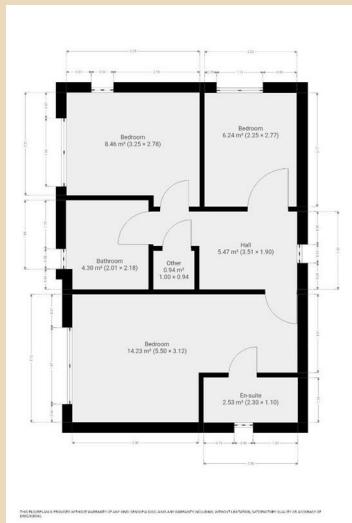
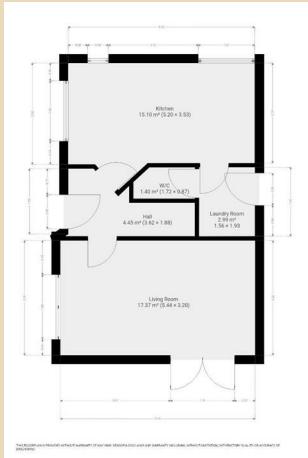
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give Attain Properties Limited nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give Attain Properties Limited nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give Attain Properties Limited nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.