



7 Shaef Close, Hilton, DE65 5JL
£850 Per Calendar Month



Marriotts



7 Shaef Close, Hilton, Derby, DE65 5JL

- Two bedrooms
- Double glazing
- Dining kitchen
- Driveway & garage
- Gas central heating
- Well presented

A well presented 2 bedroom semi detached house situated in the sought after village of Hilton. The property has a garage and parking, enclosed rear garden, kitchen/diner and modern bathroom, full gas central heating and double glazed.



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Overview

The property comprises -

Entrance Lobby

Lobby with stairs to the first floor.

Lounge

With laminate flooring, radiator and UPVC double glazed window.

Dining Kitchen

With a range of fitted wall and base units including an electric oven, gas hob, extractor hood, space for appliances and dining table. Radiator, tiled floor, UPVC double glazed window and door to the rear garden.

Stairs & Landing

Bedroom 1

With carpet, radiator and UPVC double glazed window to the rear.

Bedroom 2

With a built in storage cupboard, laminate flooring, radiator and UPVC double glazed window.

Bathroom

The bathroom has a white 3 piece suite with electric shower over bath, heated towel rail, tiled flooring and UPVC double glazed window to side.

Outside

To the rear is an enclosed garden mainly laid to lawn. To the front is a lawned area and parking in front of allocated the garage.

Material Information

DEPOSIT - £980. You will be required to pay a holding deposit equivalent to one weeks rent at the point of referencing. This is then credited to the security deposit when acceptable references are completed.

AVAILABLE - January, long term.

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

FLOOD RISK: Very low.

UTILITIES - Mains electric, water and sewerage.

ELECTRIC SUPPLIER - Ovo Energy.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band B - South Derbyshire

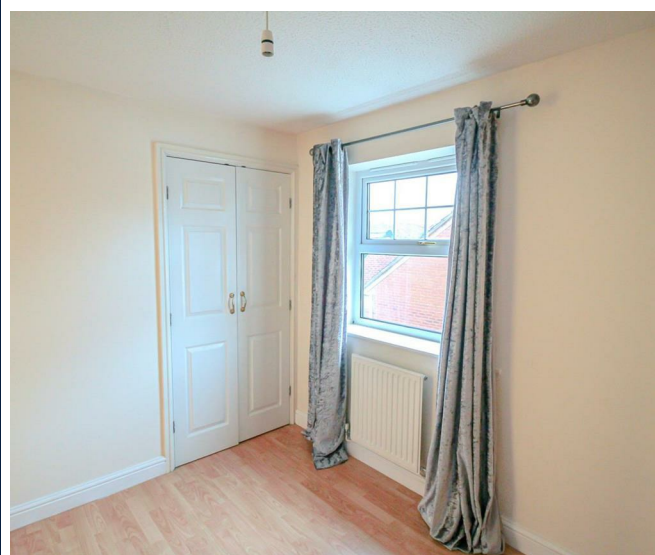
BROADBAND AVAILABILITY - <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL / COVERAGE - <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGER POINT - Not available.

ACCESS AND SAFETY INFORMATION - Level access.

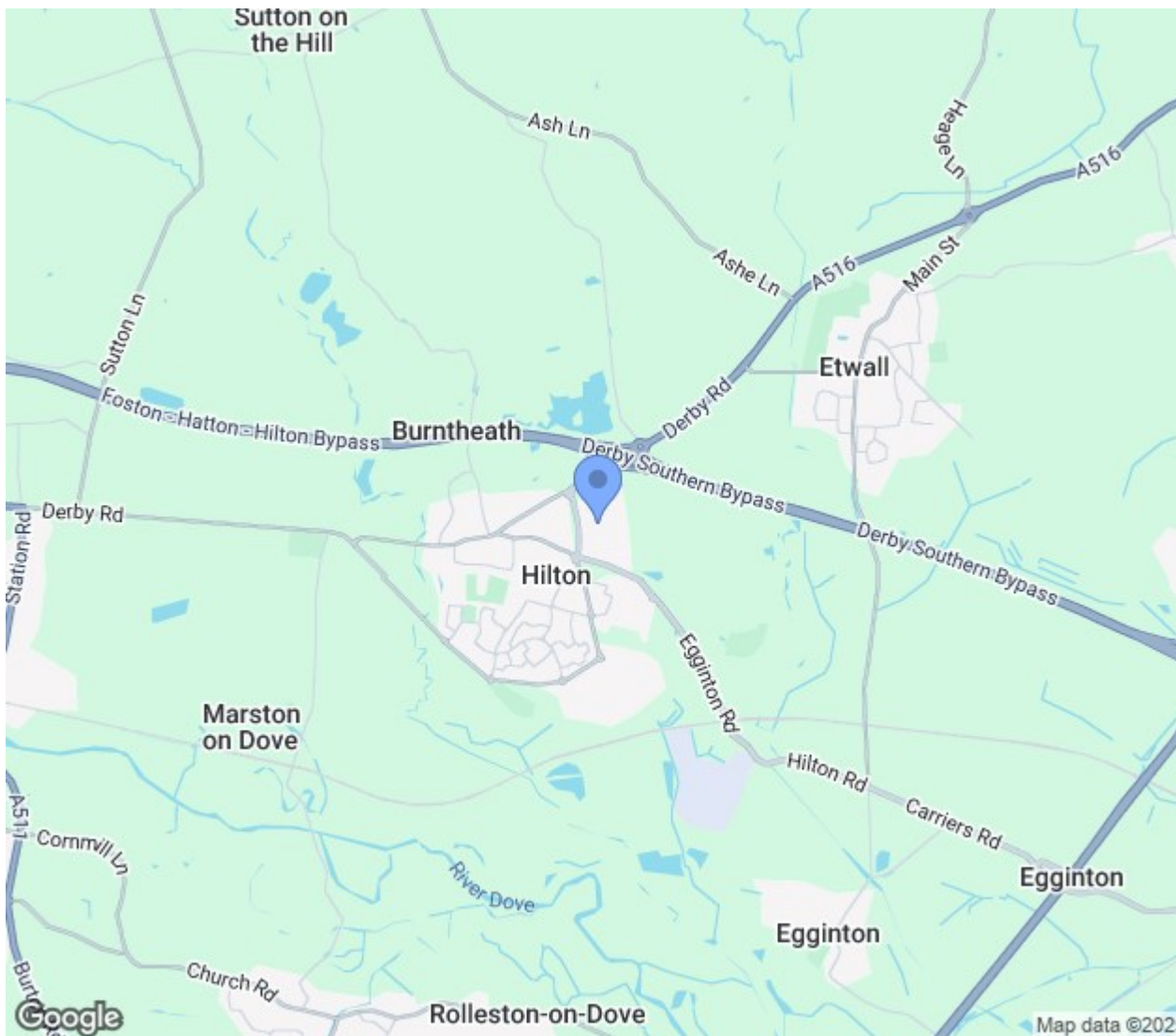
References and credit checks will be required.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Please contact us on
0115 953 6644 or
lettings@marriotts.net
 should you wish to arrange
 to view this property
 or if you require any
 further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of a tenancy agreement. Measurements are approximate.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Credit checks and tenant screening - if your application is successful, subject to contract, Marriotts will ask you to complete a credit check, along with employment and previous landlord references, along with a Right to Rent check.