



**2 RATHBORNE CROFT, PARWICH,
DE6 1QH
PRICE: OFFERS AROUND £275,000**



ASHBOURNE: 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk
MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

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DESCRIPTION

Occupying an enviable elevated position in the much sought after and popular Peak Park village of Parwich and enjoying far reaching views, this spacious three bedroomed semi-detached property now offers scope and potential for alteration and modification to a new purchaser's taste.

Ideal for occupation by the growing family looking to live in a delightful village environment, the property is oil centrally heated and double glazed throughout. It briefly comprises Reception Hall, Cloak/Utility Room with wc, Sitting Room and fitted Dining Kitchen. At first floor level three Bedrooms and Bathroom. Outside there are well-stocked lawned gardens front and rear with parking available in an adjacent communal area.

Located in the beautiful village of Parwich where there is an excellent range of facilities including Primary School, pub/shop, sports field, village hall, church etc., the glorious countryside of the Derby Dales and Peak District is on the doorstep, whilst Ashbourne, Matlock, Bakewell and Buxton are all within convenient reach.

Early viewing advised.

ACCOMMODATION

UPVC sealed unit double-glazed entrance door leads to

Spacious Reception Hall with staircase off to first floor level, understairs storage area and double panel central heating radiator. Wall mounted oil-fired central heating radiator with double opening cupboard beneath.

Cloak/Utility Room having low flush wc and wall mounted wash-hand basin with tiled splashback, space and plumbing for automatic washing machine.

Sitting Room 4.5m x 3.36m (14'9" x 11'11") with double panel central heating radiator and UPVC sealed unit double-glazed sliding patio doors leading to the rear garden and affording far-reaching and extensive countryside views. Recessed fireplace with provision for electric fire. Useful inbuilt shelved storage cupboard.

Dining Kitchen 4.58m x 3.48m (15' x 11'5") again having extensive open views and being comprehensively fitted with a good range of base and wall cupboards, matching drawer bank and ample round edge work surfaces with inset 1.5 bowl single drainer sink unit with mixer tap. Ceramic tile splashbacks, double opening glazed display wall cupboard and electric cooker point. Central heating radiator, half glazed UPVC sealed unit double-glazed door to the exterior.

Staircase to first floor landing with UPVC sealed unit double-glazed window and over stairs airing cupboard having slatted shelves and further inbuilt large airing cupboard with central heating radiator and fitted slatted shelving.

Bedroom One (front double) 3.7m x 2.78m (12'1" x 9'1") with single panel central heating radiator and UPVC sealed unit double-glazed windows with far reaching countryside views.

Bedroom Two (front) 4.25m x 2.58m (13'11" x 8'5") with UPVC sealed unit double-glazed window, again enjoying far reaching views, single panel central heating radiator and shelved recess with hanging rail.



Bedroom Three 2.7m x 2.5m (8'10" x 8'2") with UPVC sealed unit double-glazed window and single panel central heating radiator.

Bathroom having fittings in white, comprising panelled bath with over bath electric shower, wall mounted wash-hand basin and low flush wc. Part tiled walls, central heating radiator, double-glazed window.

OUTSIDE

The property occupies a good-sized plot with gardens to front, side and rear, timber garden shed, Tarmacadam carparking space off lane.

SERVICES

It is understood that electric, water and mains drainage are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

The Derbyshire Clause

It is understood that the property is subject to an occupancy clause as detailed below;

References in conveyancing documents relating to Section 19 of the Housing Act 1980 and Sections 37 and 157 of the Housing Act 1985 (as amended) are more commonly known as the Derbyshire Clause or the Peak District Clause. Section 19 and 157 relate to former Council houses and Section 37 relates to private houses with a restrictive clause attached.

On 16 March 2006 the Partnership & Regeneration Committee of the Derbyshire Dales District Council resolved to provide delegated authority to the Head of Democratic Services to give consent in accordance with the following guidelines:

- Consent will automatically be given to a person who has lived or worked within Derbyshire or the Peak District National Park for a period of three years before the transaction.
- Consent will be given where a person has a local connection with the area and is returning to the area to care for another relative.
- Consent will be given to registered social landlords whose stated aim is to provide housing for those satisfying the qualifying criteria. Consent will also be conditional on compliance with this requirement.
- All other cases will be referred to Members (Councillors) for the exercise of their discretion
- Consent will be given to members of the armed forces, with a local connection, to living in the area

Section 157 of the Housing Act 1985 (as amended), states that any person wishing to purchase a former Council property with a restriction under this Act must satisfy certain criteria. This means they must have **lived** or **worked** preceding the application for consent. If the property is purchased jointly, only one of the purchasers need to comply with the provision of Section 157 of the Housing Act 1985 (as amended).



Any new purchaser of a property with a clause of this type will be required to obtain a letter of consent from the District Council to enable them to register the property at the Land Registry.

COUNCIL TAX

For Council Tax purposes the property is in band C

EPC RATING D

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

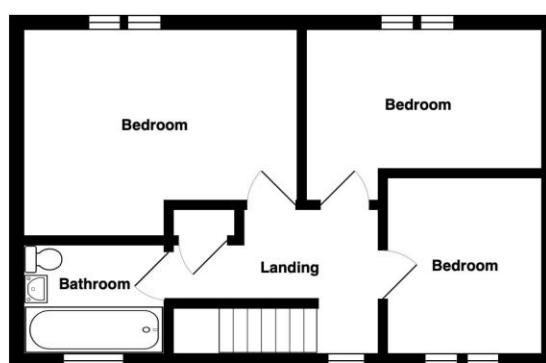
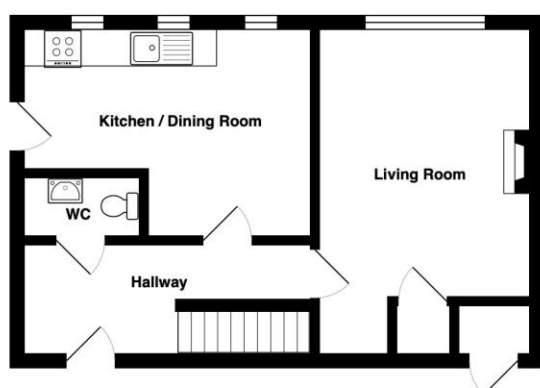
WHAT3WORDS

Influence.farmed.crumples

Ref FTA2808



2, Rathborne Croft, Parwich, DE6 1QH



Total Area: 82.2 m² ... 885 ft²

All measurements are approximate and for display purposes only

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.