

Taylor Court

Ashbourne, DE6 1BZ



John German 



John German 



John German 

Four-bedroom townhouse within easy walking distance of the town centre, offering well-planned accommodation including a dining kitchen, sitting room, Jack and Jill bathroom and a principal suite with dressing area and ensuite. Also benefiting from off-street parking, single garage, low maintenance garden and no upward chain.

£245,000

John German 

This property offers flexible accommodation that would suit first time buyers seeking space to grow into, the space and versatility to suit a family, or as a downsize from a larger home while retaining multiple bedrooms for guests, hobbies or home working. Its convenient location and manageable outdoor space make it a practical and appealing choice.

The reception hallway provides access to the guest cloakroom, dining kitchen and sitting room, with a staircase to the first floor. There is also a useful understairs storage cupboard which houses the electric consumer unit.

The dining kitchen is fitted with rolled edge work surfaces incorporating a 1½ stainless steel sink with drainer and chrome mixer tap, with matching upstand surrounds. A range of cupboards and drawers are set beneath, together with an integrated dishwasher and integrated electric oven with four ring gas hob and extractor above. Complementary wall mounted cupboards provide additional storage, one of which houses the boiler. There is plumbing and space for a washing machine and further space for a freestanding fridge freezer.

The sitting room is a well-proportioned reception room with a feature fireplace and provides a comfortable main living space.

To the first floor, the landing gives access to three bedrooms, the Jack and Jill bathroom and an airing cupboard housing the hot water tank. One of the bedrooms is a double and benefits from direct access into the Jack and Jill bathroom, while bedroom two is also a double room. Bedroom three is a small single versatile room, which could also be utilised as a study or nursery.

The Jack and Jill bathroom is fitted with a white suite comprising a wash hand basin with chrome mixer tap set within a vanity unit, low level WC and bath with chrome mixer tap and handheld shower attachment. Additional features include an electric shaver point and chrome ladder style heated towel rail.

Stairs continue to the second floor landing which leads to the principal bedroom suite. This is a spacious double bedroom with a useful over-stairs storage cupboard and rooftops views towards Ashbourne. There is a dressing area with fitted wardrobes and additional eaves storage, along with access to the ensuite shower room.

The ensuite is fitted with a white suite comprising a pedestal wash hand basin with chrome mixer tap, low level WC and corner shower enclosure with mains fed chrome shower. There is also a chrome ladder style heated towel rail, electric shaver point and roof window.

Outside, to the front of the property, there is a low maintenance courtyard style garden. The property also benefits from a single garage with an up and over door and off-street parking.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Electricity supply: Mains

Sewerage: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA11032026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





John German



John German



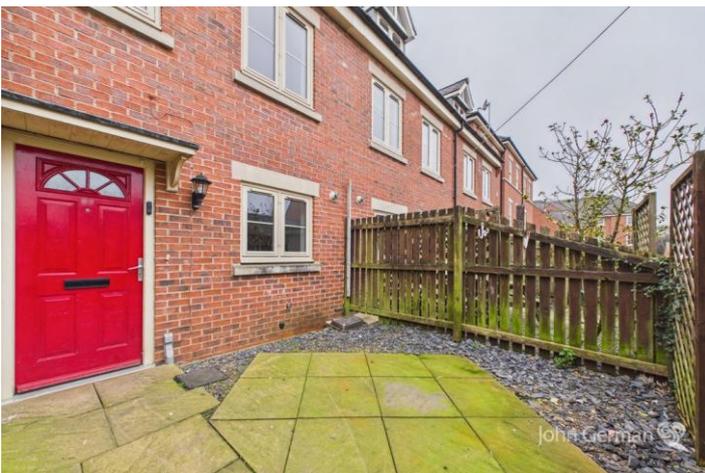
John German



John German



John German



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Agents' Notes

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 and Messrs. John German 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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent