SCARGILL MANN & Co

EST. 1995

26 Burton Street

Tutbury, Burton-On-Trent, DE13 9NR

£1,250 Per Month

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GENERAL INFORMATION

AVAILABLE NOW is a recently refurbished 4 bedroom terrace property, in the popular village of Tutbury.

The property in brief comprises; a Spacious lounge, Modern kitchen diner with breakfast bar, ample wall and base units, built in electric oven and five ring gas hob with extractor over. Sink with drainer and mixer tap. Off the kitchen is the Family bathroom, complete with three-piece white suite comprising panelled bath, pedestal wash hand basin and low flush W/C.

To the first floor are two bedrooms. Separate toilet complete with low level WC, pedestal wash basin. To the second floor there are a further two bedrooms with exceptional views of the local countryside.

To the rear of the property is a small private courtyard gate leads to private secret garden with lawned area and decking with wonderful views of the local countryside. On Street Parking is available to the front of the property.

ON THE GROUND FLOOR

KITCHEN DINER

Modern fitted kitchen comprising matt finish fronted wall and base units with work surfaces over, built-in stainless-steel sink with drainer. In built electric cooker with four ring gas hob with stainless steel extractor over. UPVC double glazed windows.

FAMILY BATHROOM

Fitted with a three-piece white suite comprising panelled bath, pedestal wash hand basin and low flush W/C.

LOUNGE

Spacious lounge with laminate flooring, UPVC Windows and double central heating radiator.

TO THE FIRST FLOOR

BEDROOM ONE

Double bedroom, Brand new fitted carpet, UPVC window to rear elevation.

BEDROOM TWO

Bedroom with fitted carpet, UPVC windows to the front elevation.

WC

Low level w.c., fitted with macerator and pedestal basin with mixer tap.

TO THE SECOND FLOOR

BEDROOM THREE

Double bedroom with fitted carpet, Velux window to front elevation.

BEDROOM FOUR

Double Bedroom with Fitted carpet, UPVC Window to the rear elevation.

OUTSIDE & GARDENS

To the rear of the property is a small private courtyard gate leads to private secret garden with lawned area and decking with wonderful views of the local countryside. On Street Parking is available to the front of the property. There are also two outbuildings with ample storage.

Tel: 01332 206620

SPECIFIC REQUIREMENTS

The property is let unfurnished. No Smokers. Available Now.

PROPERTY RESERVTION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in.

DEPOSIT

5 Weeks Rent.

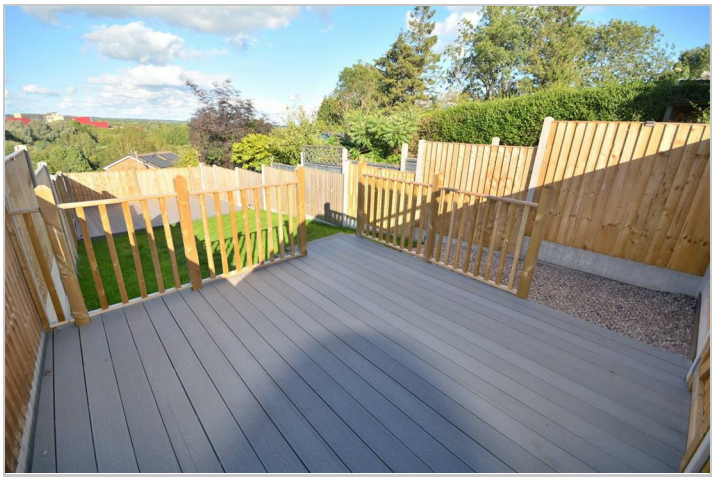
ADDITIONAL INFORMATION

Rent: £1,250 pcm
Holding Deposit: £288 (1 Week taken on application)
Security Deposit: £1,442 (5 Weeks)
Council Tax Band: A – East Staffordahire

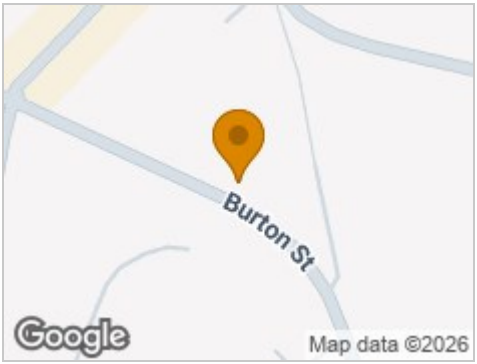
Property construction: Brick & Tile
Parking: On Street
Electricity supply: MAINS –
Gas Supply: MAINS
Water supply: MAINS - Severn Trent
Sewerage: MAINS
Heating: Gas Central
Broadband type: BT Openreach, please check Ofcom website.

VIEWING

Strictly by appointment through Scargill Mann & Co - Office on 01332 206620.



Road Map



Hybrid Map

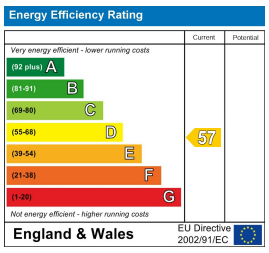
Terrain Map

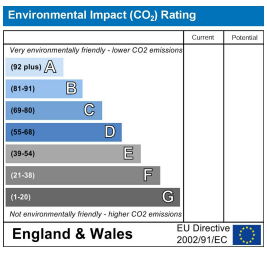
Floor Plan

Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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