

£1,495 PCM

Jayman
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Lettings & Property Management



Marchington Woodlands, Uttoxeter, ST14 8PB

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- Characterful barn conversion
- Water and electricity included
- Two double bedrooms
- Garden will be maintained by landlord
- Council Tax A
- Countryside views
- Open plan living/dining room
- Family bathroom and guest WC
- EPC D
- Available September



Entrance Hallway

A bright entrance hallway leading into the guest WC and living room.

Guest WC

Hand basin and WC

Living room 14'9" x 17'1"

Underfloor heating with double doors to the rear garden and a door leading to the kitchen.

Kitchen/Dining room 8'7" x 16'9"

Modern fitted kitchen with electric oven and hob and washing machine/dryer included with the property. Other white goods will need to be supplied by the tenant.

Bedroom One 10'11" x 10'10"

Double bedroom with fitted wardrobes and a Velux window.

Bedroom Two 8'7" x 17'7"

Double bedroom with Velux window.

Bathroom

With bath, WC, hand basin and separate shower cubicle.

Outside

Parking for two cars

Marchington Woodlands

Marchington Woodlands is a quaint rural village nestled within the parish of Marchington in East Staffordshire. This area is characterized by its rolling countryside, farms, and scattered cottages - creating an idyllic, unspoilt atmosphere. It boasts a village hall and a parish church as the social and community hubs of the area.

REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 417 559 for a free mortgage quote including some deals only available through our network. AGENTS DESCRIPTIONS These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the tenant's opinion may differ. VIEWING ARRANGEMENTS By appointment only with Jayman on 01543 417 559 COUNCIL TAX Please refer to www.voa.gov.uk for this information. DESCRIPTIONS AND MEASUREMENTS All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	80

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		