



2 The Coach House, Newton
Road
Burton Upon Trent
Staffordshire
DE15 0TR

Offers In Excess Of
£200,000

- Centrally heated and double glazed accommodation
- Entrance hall
- Large ground floor living room or office
- Integral garage
- First floor living kitchen, shower room and study/ occasional bedroom
- Second floor family bathroom with four piece suite
- Two additional bedrooms
- VIEWING ESSENTIAL
- VACANT POSSESSION

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

A sympathetically improved, highly unusual former semi-detached coach house, previously belonging to the flour mill, the property was converted five years ago to form delightful residential accommodation. With its interesting layout and room proportions, the property would ideally suit somebody wanting a character property with immense space ideal for 'home working'.

The property currently extends to entrance hall with ground floor access to a garage and a superb open living area with picture window, an ideal space for office/ therapy use (subject to the granting of planning consent). To the first floor is a living kitchen with stylish fitted units, shower room and a bedroom/ study. To the second floor are two bedrooms and a family bathroom. Please note there is no formal garden.

The property would therefore suit a specialist purchaser requiring a highly unusual but very attractive building close to Burton upon Trent town centre and within easy reach of excellent comprehensive facilities including local pub and schooling. The property also has the benefit of the use of the gardens of The Flour Mills. Well worthy of further inspection.

LOCATION

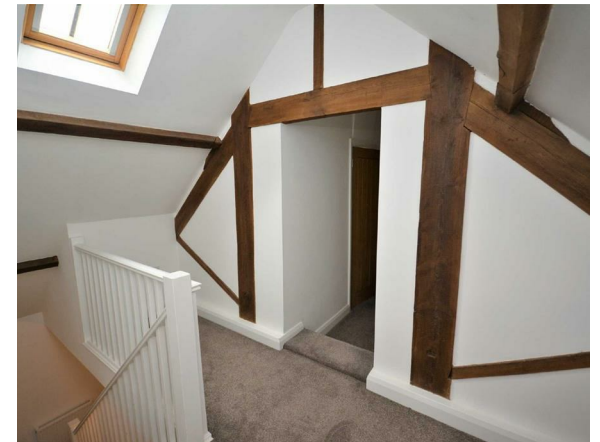
The property is situated close to a wide range of enviable local facilities including comprehensive shopping, local schooling and public houses.

ACCOMMODATION

ENTRANCE HALL

1.83 min 2.89 max x 6.05 (6'0" min 9'6" max x 19'10")

With stairs to the first floor off. Tiled floor. Central heating radiator.





LARGE LIVING ROOM

5.81 x 6.62 (19'1" x 21'9")

With wall mounted electric heating. Tiled floor. Large picture window to front. Original cast iron pillars. This room has plumbing to add a w.c./ kitchenette facility but was not put in at the time of development.

INTEGRAL GARAGE

3.03 x 6.28 (9'11" x 20'7")

With up and over door.

FIRST FLOOR ACCOMMODATION

LIVING KITCHEN

6.5 x 5.0 (21'4" x 16'5")

With one and a half bowl inset sink unit and base cupboard beneath. A stylish range of fitted base units and drawers with work surfaces over. Complementary wall mounted cupboards. Appliance space. Inset gas hob with electric oven and extractor hood above in matching housing unit. Spot-lighting. TV point. Central heating radiator.

SHOWER ROOM

2.51 x 1.20 (8'3" x 3'11")

With low level w.c. Shower cubicle. Extractor fan. Chrome heated towel rail.

STUDY/ OCCASIONAL BEDROOM

2.3 x 4.0 (7'7" x 13'1")

With central heating radiator.

SECOND FLOOR ACCOMMODATION

PASSAGE LANDING

3.57 x 1.84 (11'9" x 6'0")

With exposed beams providing access to:



FAMILY BATHROOM

1.86 x 3.00 (6'1" x 9'10")

With low level w.c., pedestal wash hand basin and panelled bath with shower over. Tiled surrounds and flooring. Central heating radiator. Exposed beams. Spot-lighting. Extractor fan. Chrome heated towel rail.

BEDROOM TWO/ DRESSING ROOM

1.96 x 3.01 (6'5" x 9'11")

With Velux roof-light. Decorative spot-lighting. Beamed ceiling. Central heating radiator.

BEDROOM ONE

4.11 x 3.49 (13'6" x 11'5")

With beamed ceiling. Central heating radiator.

OUTSIDE

The property has no formal garden however, it does have use of the communal gardens of The Flour Mills located across the road along with an additional parking space.

DIRECTIONAL NOTES

From Burton proceed across the trent bridge to the traffic lights turning left into Newton Road and proceed towards Newton Solney. Follow the road for approximately a mile and the property will then be situated on the right hand side.

AGENTS NOTE

There is a annual charge of £500 for the use of the parking area and communal areas within the flour mill

Our client advises us that the property has a flying freehold (garage to the property is



underneath neighbouring property). The title is also to be split. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

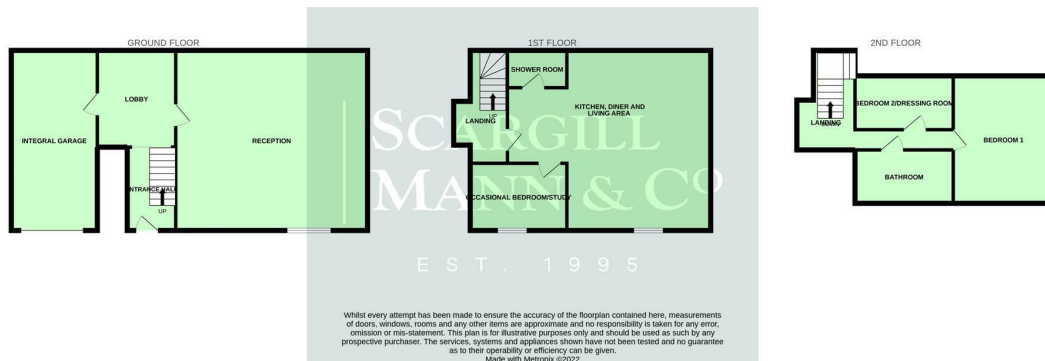
East Staffordshire Borough Council - Band A

VIEWING

Strictly by appointment through Scargill Mann & Co - (DM/DLW June 2020)/A/B03092020

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.



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

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