

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

2b Duke Street Tutbury, DE13 9NE



- Close to a broad range of amenities and facilities • Gas fired central heating combination boiler) • Period features • High ceilings • Well fitted kitchen • Spacious living dining room with open fire • Principal bedroom with built-in wardrobes • Further bedroom with useful storage cupboard • Particularly well appointed bathroom with full white suite and mains shower • Delightful terrace garden •

£575 Per calendar month



4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 206620

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GENERAL INFORMATION

A first floor two bedroom apartment having recently undergone a scheme of improvement works. The gas centrally heated living accommodation comprises, well appointed kitchen, spacious living/dining room, well appointed bathroom and two bedrooms both with fitted wardrobes. A low maintenance terrace garden is found to the rear.

LOCATION

Tutbury provides a wide variety of local amenities with a selection village shops, reputable public houses and restaurants. Is also within striking distance of the River Dove and is sure to appeal to those with leisure interests such as walking, mountain biking and fishing.

The village of Tutbury has excellent transport links and is situated within easy reach of the A50 dual carriageway along with the A516 providing swift onward travel to Burton upon Trent and Derby.

ACCOMMODATION

WELL APPOINTED KITCHEN 11'5" x 8'7" (3.48m x 2.62m)

With wood grain effect flooring, range of fitted base, wall and drawer units, roll edge wood effect laminated preparation surfaces with inset stainless steel sink unit and draining board, complementary ceramic wall tiling, inset four ring electric hob and built-in electric fan assisted oven with grill. Plumbing suitable for an automatic washing machine, ample breakfast space, central heating radiator, sealed unit double glazed window overlooking the rear terrace, further glazed panelled door provides access to the terrace and spiral staircase. Feature glazed door leads to:-

LIGHT AND SPACIOUS LIVING / DINING ROOM 18'5" x 14'0" (5.61m x 4.27m)

With central heating radiators, feature fireplace incorporating focal point electric flame effect remote controlled fire, telephone jack point, TV aerial point, ample dining space and sealed unit double glazed window to the front.

INNER LOBBY

Provides access to:

PRINCIPAL BEDROOM 12'7" x 12'4" (3.84m x 3.76m)

Please note the former measurement has been taken into the full depth of the fitted wardrobes, central heating radiator, UPVC sash window to the front, high ceilings.

BEDROOM TWO 9'1" x 8'2" (2.77m x 2.49m)

With central heating radiator, again fitted wardrobes housing the combination boiler which serves the central heating and hot water systems, UPVC window to the rear.

WELL-APPOINTED BATHROOM

With modern suite in white comprising panelled bath with mains shower over, pedestal wash hand basin with modern mixer tap, low flush wc with push button flush, central heating radiator, extractor fan, floor to ceiling complementary ceramic wall tiling and wood grain effect flooring.

OUTSIDE

The property is approached via a private courtyard and accessed via a spiral staircase leading to the pleasant sun terrace, enjoying a high degree of privacy.

DIRECTIONAL NOTES

From our Tutbury office proceed into the village via High Street. At the mini traffic island turn right where the property is located on the left hand side denoted by our To Let board.

PROPERTY RESERVATION FEE

1 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. NO APPLICATION FEES!

DEPOSIT

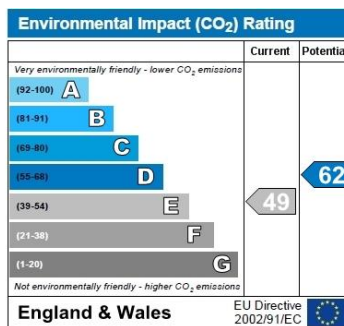
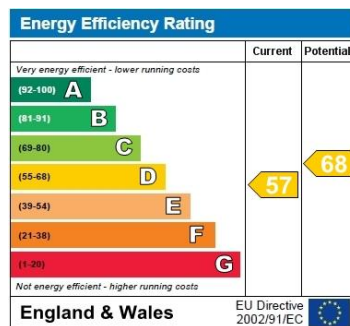
5 Weeks Rent.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only, no smokers, no pets. Available now.

VIEWINGS

By prior appointment through Scargill Mann and Co Tutbury Office on 01283 520490



ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS

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