

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

2a Duke Street
Tutbury, Derbyshire DE13 9NE



A recently refurbished and renovated three bedroom, three storey mid town house, enjoying sought after village location

- Gas fired central heating Sealed unit double glazing • Entrance hall • Sitting room • Dining room • Well-appointed kitchen • Guest cloakroom • Two bedrooms to the first floor • Well-appointed bathroom • Principal bedroom to the second floor • Viewin highly recommended •

£825 Per calendar month



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GENERAL INFORMATION

Having recently undergone a series of significant renovation works, this three storey, three bedroom townhouse, offers up to date living accommodation, with the added benefit of gas fired central heating and sealed unit double glazing.

Many period features have been retained and the tastefully decorated living accommodation briefly comprises, entrance hall, sitting room with feature fireplace, well-appointed breakfast kitchen, extended dining room, guest cloakroom, two bedrooms to the first floor, well-appointed family bathroom, principal bedroom to the second floor.

To the rear of the property, there is a communal area for residents only.

LOCATION

Tutbury provides a wide variety of local amenities with a selection of village shops, reputable public houses and restaurants. It 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

ENTRANCE HALL

With polished floor, central heating radiator, useful storage cupboard and access to the cellar. Stairs leading to the first floor and doorway leads to:-

SITTING ROOM 4.27m x 3.93m (14'0" x 12'11")

With feature fireplace incorporating a flame effect electric stove, brick hearth and feature storage cupboards with display cabinets to the recesses adjacent to the fireplace. TV aerial point, double central heating radiator and two feature UPVC double glazed sash windows to the front.

WELL-APPOINTED BREAKFAST KITCHEN 3.57m x 3.00m (11'9" x 9'10")

With a range of fitted base, wall and drawer units all with matching cupboard fronts, roll edge sparkling granite effect laminated preparation surfaces with matching up-stands, inset circular stainless steel sink unit and draining board with mixer tap in chrome, built-in four ring ceramic hob with stainless steel extractor hood over, variable speed fan and lighting. Other integrated appliances include; electric fan assisted oven, microwave grill, dishwasher and automatic washing machine. Breakfast bar, wood grain effect flooring. Opening leads to:-

EXTENDED DINING ROOM 4.96m x 2.66m (16'3" x 8'9")

With a continuation of the wood grain effect flooring, TV and telephone points, feature sealed unit double glazed roof lights, UPVC double glazed window to the rear, double central heating radiator, cloak area and composite obscure sealed unit double glazed door provides access to the rear. doorway leads to:-

GUEST CLOAKROOM

With a continuation of the wood grain effect flooring,



low flush w.c., vanity unit with ceramic wash basin and mixer tap in chrome. Obscure double glazed window to the side, wall mounted combination boiler servicing the central heating and hot water systems. Extractor fan.

TO THE FIRST FLOOR

BEDROOM TWO 4.44m x 4.40m (14'7" x 14'5")

With built-in wardrobe, central heating radiator, TV aerial point and UPVC double feature sash window to the front.

BEDROOM THREE 3.29m x 2.10m (10'10" x 6'11")

With central heating radiator and UPVC double glazed window to the rear. TV aerial point.

WELL-APPOINTED BATHROOM

Comprising, panelled bath with thermostatic mixer shower over, low flush w.c, vanity unit with ceramic wash basin and mixer tap in chrome, extractor fan and centrally heated ladder style towel rail in chrome.

TO THE SECOND FLOOR

BEDROOM ONE 4.30m x 4.14m (14'1" x 13'7")

With central heating radiator, TV aerial point and sealed unit double glazed roof light with views to the rear.

OUTSIDE

To the rear of the property is a communal area for residents only.

DIRECTIONAL NOTES

From our Tutbury Office proceed along the High

Street to the mini traffic island, turn right into Duke Street and the property is then situated on the left hand side as denoted by our To Let board.

SPECIFIC REQUIREMENTS

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

PROPERTY RESERVATION FEE

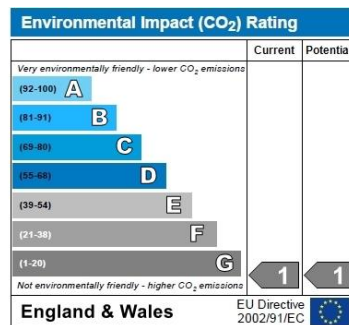
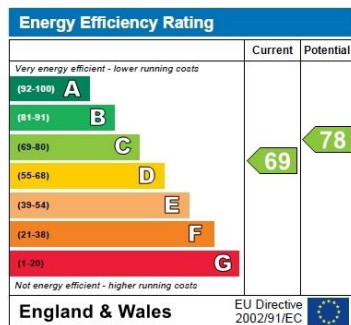
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

DEPOSIT

5 Weeks Rent.

VIEWINGS

By prior appointment through Scargill Mann & Co



ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS

8 Market Place, Ashbourne, Derbyshire DE6 1ES
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