

# SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

**3 Duke Street**  
Tutbury, DE13 9NE



**A completely refurbished, three storey, two bedroom town house, enjoying favoured village location**

- Sealed unit double glazing • Electric state of the art heating • Entrance hall • Sitting room • Breakfast kitchen • Double bedroom to the first floor • Modern bathroom with full suite • Further double bedroom to the second floor • Highly convenient for local amenities •

**£695 Per calendar month**



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

**lettings@scargillmann.co.uk www.scargillmann.co.uk**



## GENERAL INFORMATION

Having undergone a series of significant improvements and refurbishment works, this three storey town house, offers up to date living accommodation with the added benefit of efficient electric heating and sealed unit double glazing.

The accommodation briefly comprises, entrance hall with cloaks cupboard, sitting room, well-appointed breakfast kitchen with a range of appliances, double bedroom and well-appointed bathroom to the first floor, principal bedroom to the second floor.

## LOCATION

## ACCOMMODATION

### ON THE GROUND FLOOR

#### ENTRANCE HALL

With wood grain effect laminate flooring, useful understairs cloaks cupboard and doorway leads to:-

#### SITTING ROOM 3.56m x 3.22m (11'8" x 10'7")

With electric panel radiator, focal point electric fireplace, TV aerial points and sealed unit double glazed sash window in UPVC frame to the front elevation.

#### WELL-APPOINTED BREAKFAST KITCHEN 3.58m x 2.33m (11'9" x 7'8")

With a continuation of the wood grain effect flooring, a newly fitted kitchen comprising a range of base, wall and drawer units all with matching cupboard and drawer fronts, roll edge wood grain effect laminate work surfaces with matching up-stands and inset stainless steel sink unit and draining board with mixer tap in chrome, four ring ceramic hob with matching glass splashback, integral extractor hood with variable speed fan and lighting over. Built-in electric fan assisted oven, integrated dishwasher, plumbing suitable for an automatic washing machine and breakfast bar. State of the art under floor heating and sealed unit double glazed window to the side.

### TO THE FIRST FLOOR

#### LANDING

With obscure double glazed window to the front and doorway leads to:-

#### BEDROOM TWO 3.64m x 3.38m (11'11" x 11'1")

With wall mounted electric panel radiator, TV aerial point and sealed unit double glazed sash window in UPVC frame to the side elevation.

#### BATHROOM

With under floor heating, wood grain effect laminate flooring and a full suite comprising, low flush w.c., shower bath with thermostatic mixer shower over including hand held attachment and rain effect shower head, fitted curved glass shower screen. Vanity unit with ceramic wash basin and mirrored medicine cabinet over with shaving point. Cupboard housing



the hot water cylinder. Complementary sparkle effect wall panelling and obscure UPVC double glazed window to the side.

#### **TO THE SECOND FLOOR**

**BEDROOM ONE 5.45m x 3.60m red to 3.56m (17'11" x 11'10" red to 11'8")**

With electric panel radiator, two sealed unit double glazed windows with pleasant views of the surrounding village and Tutbury Castle.

#### **OUTSIDE & GARDENS**

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

#### **DIRECTIONAL NOTE**

The approach from Burton is via the A511, travelling towards Tutbury. Upon entering the village of Tutbury, proceed straight ahead at the mini traffic island, where the property is located on the left hand side, identified by our to let board.

#### **SPECIFIC REQUIREMENTS**

The property is to be let unfurnished. No smokers. Available now.

#### **PROPERTY RESERVATION FEE**

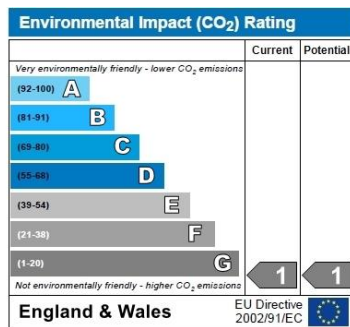
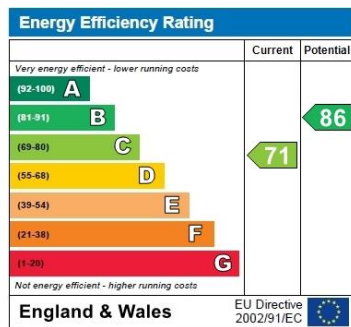
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

#### **DEPOSIT**

5 Weeks Rent.

#### **VIEWING**

By prior appointment through Scargill Mann & Co Derby office (01332) 206620



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**BURTON UPON TRENT**  
**DERBY**  
**MATLOCK**  
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