

# SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

## 12 Burton Street Tutbury, Staffordshire DE13 9NR



- Recently renovated throughout • Popular village location • Double glazing and gas central heating
  - Cosy sitting room • Modern fitted kitchen • Shower room
    - Two good size bedrooms
    - Good size rear garden
- **VIEWING RECOMMENDED** •

**£585 Per calendar month**



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## GENERAL INFORMATION

This well presented and recently renovated two bedroom terrace cottage sits in this most popular location with the historic village of Tutbury. An internal inspection will reveal a charming sitting room with a latch door leading to a modern fitted kitchen with stairs off to the first floor and a further door off to the rear lobby. Off the rear lobby is a modern fitted shower room and to the first floor are two bedrooms..

Outside is a good size rear garden offering views towards Tutbury Castle.

## LOCATION

The historic village of Tutbury offers a charming high street filled with boutique style shops, public inns, tea and coffee houses and bistro restaurants. The village is well served with a Church, good primary school, doctors, dentist, vets and regular bus service.

In the nearby village of Hatton are supermarkets and a train station. There is good access to the A38 and A50 for those requiring further onward travel.

## ACCOMMODATION

### **FRONT ENTRANCE DOOR**

Provides access to:

### **SITTING ROOM 3.34m x 3.35m (10'11" x 11'0")**

Having window to front aspect, radiator, ceiling light point, wall mounted electric fire, recess shelving and further built-in TV plinth. Latch door to:

### **MODERN FITTED KITCHEN 2.59m x 3.06m (8'6" x 10'0")**

Fitted with a range of base cupboards and drawer units with a matching range of wall mounted cabinets over, one of which houses the domestic central heating and hot water boiler. Work preparation surfaces with matching up-stands are inset with a stainless steel sink and side drainer with mixer tap over and a stainless steel four ring gas hob with stainless steel splash back and integrated electric oven beneath. Integrated washing machine and space for fridge/ freezer. Further useful storage cupboard, stairs to first floor landing, ceiling light point and door to:

### **REAR LOBBY**

Having door to side. Radiator, ceiling light point and door to:

### **SHOWER ROOM 1.59m x 2.25m (5'3" x 7'5")**

Fitted with a w.c, pedestal wash hand basin and shower enclosure with body-jets. Obscure window to side aspect, fully tiled walls and flooring. Radiator and ceiling light point.

## FIRST FLOOR ACCOMMODATION

### **LANDING**

With latch doors to:



**BEDROOM ONE 3.69m max x 3.35m (12'1" max x 11'0")**

With window to front aspect, radiator and ceiling light point.

**BEDROOM TWO 2.63m x 3.07m (8'8" x 10'1")**

With window to rear aspect, radiator and ceiling light point.

**DEPOSIT**  
5 Weeks Rent.

**VIEWING**

Strictly by appointment through Scargill Mann & Co -  
01332 206620 OPT 1.

**OUTSIDE**

A shared entry leads across the neighbouring property to a communal path providing access to a good size lawn with herbaceous borders and garden shed and offering views towards Tutbury Castle.

**DIRECTIONAL NOTE**

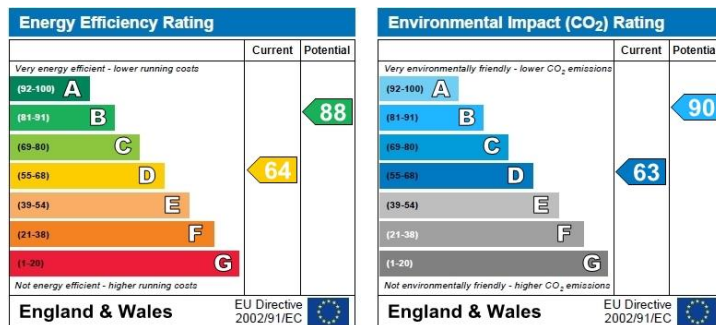
The approach from Tutbury is to proceed up the High Street, at the traffic island turn left onto Burton Street and the property will be located on the right hand side.

**SPECIFIC REQUIREMENTS**

The property is to be let unfurnished. Strictly employed only, no smokers, no pets. Available 17th December 2021.

**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!**



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

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