



16 Woodseat Grove
Rocester
Staffordshire
ST14 5NA

Per Calendar Month
£850 Per Calendar Month

- Gas fired central heating
- UPVC double glazing
- Hall
- Cloakroom
- Lounge
- Kitchen
- Two bedrooms
- Bathroom
- Off-road parking

SCARGILL
MANN & CO
EST. 1995

GENERAL INFORMATION

Modern two bedroom semi-detached property situated in a peaceful cul-de-sac location, benefiting gas fired central heating, UPVC double glazing. The tastefully decorated accommodation, comprises of, entrance hall, guest cloakroom, living room with patio doors to the rear garden and a fully fitted kitchen. To the first floor, master bedroom with built-in wardrobes, second bedroom and family bathroom with a full suite and electric shower over the bath.

To the rear is a neatly kept garden enjoying a degree of privacy.

To the front is a neatly kept foregarden with adjacent block paved driveway providing ample off-road parking for two vehicles.

LOCATION

ACCOMMODATION

ON THE GROUND FLOOR

HALLWAY

CLOAKROOM

With a low level w.c., wash hand basin and central heating radiator.

LOUNGE

Laminate floor, central heating radiator and patio doors leading out to the rear.

KITCHEN

Modern fitted units comprising, stainless steel sink, gas hob, built-in electric oven and chimney extractor fan, central heating radiator and double glazed window.

TO THE FIRST FLOOR

BEDROOM ONE

Central heating radiator, double glazed windows and built-in storage.

BEDROOM TWO

laminate floor, central heating radiator and double glazed window.





BATHROOM

Fitted suite comprising, low level w.c., pedestal wash hand basin, panelled bath with tiled surround and electric shower over, shower screen, central heating radiator, extractor fan and double glazed window.

OUTSIDE & GARDENS

Rear garden with patio.

To the front, gravelled and paved fore area with a block paved parking to the right hand side.

DIRECTIONAL NOTE

From Uttoxeter continue via the B5030 proceeding northwards towards Ashbourne, past the left hand turn for Stramshall through the hamlet area known as Crakemarsch and eventually to the outskirts of Rocester with the JCB plant on the left hand side, turn right into High Street and number 41 will be located on the left hand side as denoted by our to let board.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from 3rd August 2026.

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.

ADDITIONAL INFORMATION

Rent: £850 pcm

Holding Deposit: £196 (1 Week taken on application)

Security Deposit: £980 (5 Weeks)

Council Tax Band: B – East Staffordshire

Property construction: Brick & Tile

Parking:

Electricity supply: MAINS –

Gas Supply: MAINS

Water supply: MAINS - Severn Trent

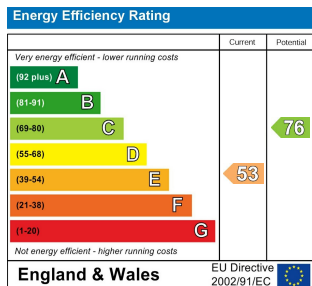
Sewerage: MAINS

Heating: Gas Central

Broadband type: BT Openreach, please check Ofcom website.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office
01332 206620.



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