

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

2 The Coach House, Newton Road Burton Upon Trent, Staffordshire DE15 0TP



Sympathetically improved, totally refurbished former coach house occupying a delightful position opposite the famous 'Flour Mills'.

- Centrally heated and double glazed accommodation • Entrance hall
 - Large ground floor living room Integral garage
- First floor living kitchen, shower room and study • Second floor family bathroom with four piece suite • Two additional bedrooms
- **VIEWING ESSENTIAL** •

£850 Per calendar month



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GENERAL INFORMATION

THE PROPERTY

A sympathetically improved, highly unusual former coach house, previously belonging to the flour mill, the property was converted many years ago to form delightful residential accommodation. With its interesting layout and room proportions, the property would ideally suit somebody wanting a character property with immense space ideal for 'home working'.

The property currently extends to entrance hall with ground floor access to a garage and a superb open living area with picture window, an ideal space for office/ therapy use (subject to the granting of planning consent). To the first floor is a living kitchen with stylish fitted units, shower room and a bedroom/ study. To the second floor are two bedrooms and a family bathroom. Please note there is no formal garden.

The property would therefore suit a specialist purchaser requiring a highly unusual but very attractive building close to Burton upon Trent town centre and within easy reach of excellent comprehensive facilities including local pub and schooling. The property also has the benefit of the use of the gardens of The Flour Mills. Well worthy of further inspection.

LOCATION

The property is situated close to a wide range of enviable local facilities including comprehensive shopping, local schooling and public houses.

ACCOMMODATION

ENTRANCE HALL 1.83m min 2.89m max x 6.05m (6'0" min 9'6" max x 19'10")

With stairs to the first floor off. Tiled floor. Central heating radiator.

LARGE LIVING ROOM 5.81m x 6.62m (19'1" x 21'9")

With wall mounted electric heating. Tiled floor. Large picture window to front. Original cast iron pillars.

INTEGRAL GARAGE 3.03m x 6.28m (9'11" x 20'7")

With up and over door.

FIRST FLOOR ACCOMMODATION

LIVING KITCHEN 6.5m x 5.0m (21'4" x 16'5")

With one and a half bowl inset sink unit and base cupboard beneath. A stylish range of fitted base units and drawers with work surfaces over. Complementary wall mounted cupboards. Appliance space. Inset gas hob with electric oven and extractor hood above in matching housing unit. Spot-lighting. TV point. Central heating radiator.

SHOWER ROOM 2.51m x 1.20m (8'3" x 3'11")

With low level w.c. Shower cubicle. Extractor fan. Chrome heated towel rail.



STUDY/ OCCASIONAL BEDROOM 2.3m x 4.0m (7'7" x 13'1")

With central heating radiator.

SECOND FLOOR ACCOMMODATION

PASSAGE LANDING 3.57m x 1.84m (11'9" x 6'0")

With exposed beams providing access to:

FAMILY BATHROOM 1.86m x 3.00m (6'1" x 9'10")

With low level w.c., pedestal wash hand basin and panelled bath with shower over. Tiled surrounds and flooring. Central heating radiator. Exposed beams. Spot-lighting. Extractor fan. Chrome heated towel rail.

BEDROOM TWO/ DRESSING ROOM 1.96m x 3.01m (6'5" x 9'11")

With Velux roof-light. Decorative spot-lighting. Beamed ceiling. Central heating radiator.

BEDROOM ONE 4.11m x 3.49m (13'6" x 11'5")

With beamed ceiling. Central heating radiator.

DIRECTIONAL NOTES

From Burton proceed across the trent bridge to the traffic lights turning left into Newton Road and proceed towards Newton Solney. Follow the road for approximately a mile and the property will then be situated on the right hand side.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Employed only. 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!

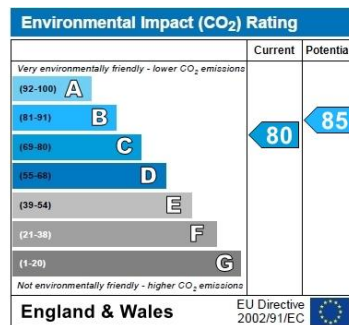
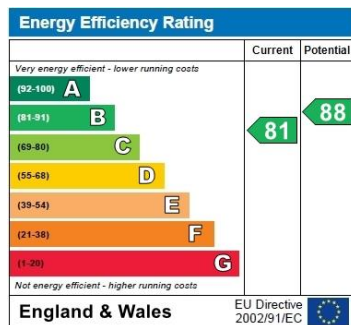
DEPOSIT

5 Weeks Rent.

VIEWING

Strictly by appointment through Scargill Mann & Co.

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