



4 The Brickyard

Burton-On-Trent

BURY & HILTON EST 1905
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors

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4 The Brickyard

Burton-On-Trent

Derbyshire, DE13 8TL

2	1	1	E	acre(s)

* This delightfully situated mid-terrace cottage has recently been upgraded and improved by the landlords to include new electric heating system, kitchen and bathroom.
* The property enjoys a superb rural setting overlooking open fields to the front and a good sized

£750 Per Calendar Month

Staffordshire - 01538 383344

leek@buryandhilton.co.uk

Living Room
12'5 x 11'7
Radiator. Understairs storage.

Kitchen
11'9 x 9'6
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Cooker. Radiator. Rear door. Laminate flooring. Spotlights.

Utility Room
Plumbing point.

First Floor

Landing Area
Radiator. Loft access.

Bedroom
12'6 x 8'2
Radiator.

Bedroom
15'3 x 6'1
Radiator.

Bathroom
Bath with shower over. W.c. Wash basin. Airing cupboard.

Outside
Rear lawned garden area. Use of a garage a short walk away.

Application
Applications for the tenancy of this property must be in writing to Bury & Hilton and on the prescribes 'Application for Tenancy form'.





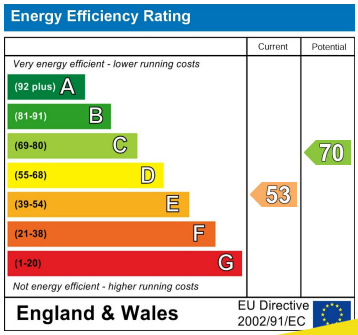
Council Tax
Council Tax
The tenant is responsible for payment of the Council Tax.
Expenses
The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.

Deposit
A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full a the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

Proof of ID
In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

References
References through HomeLet will be applied for by Bury & Hilton

Viewing



Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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