SCARGILL MANN & Co
EST. 1995



36 Church Street

, Tutbury, DE13 9JE

£895 Per Calendar Month

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GENERAL INFORMATION

THE PROPERTY

Located on popular Church Street in Tutbury is this recently refurbished end town house benefitting from double glazing and gas central heating. The accommodation comprises storm porch, entrance hall with useful cupboard, fitted kitchen, dining room, separate living room/ occasional bedroom and conservatory. First floor landing leads to two large bedrooms, bathroom and separate w.c.

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Outside, the property benefits from low maintenance rear garden, lawned fore garden and adjacent off road parking.

LOCATION

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Tutbury is highly sought after and well known for its famous castle and charming high street with a selection of shops and amenities, regular bus service, reputable primary school and easy access to the train station in neighbouring Hatton.

ACCOMMODATION

UPVC DOUBLE GLAZED ENTRANCE DOOR

Provides access to:

HALL

With central heating radiator. Under stairs storage cupboard. Stairs to first floor. Panel and glazed door to:

KITCHEN

9'11" x 8'10" (3.01 x 2.68)

With L-shaped granite effect preparation surfaces, tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob, appliance space suitable for washing machine, built-in oven and grill, uPVC double glazed and leaded window to front, archway to:

DINING ROOM

10'4" x 8'10" (3.16 x 2.69)

With central heating radiator. Sliding patio door to:

CONSERVATORY

9'4" x 9'1" (2.85 x 2.77)

Of brick base and uPVC construction with door to garden.

LOUNGE

12'4" x 10'5" (3.77 x 3.17)

Please note the latter measurement is taken into the recess adjacent to the chimney breast with feature fireplace. Central heating radiator. TV aerial point. uPVC double glazed windows to rear.

FIRST FLOOR ACCOMMODATION

LANDING

With airing cupboard housing boiler and hot water cylinder. Door to W.C and further door to:

BEDROOM ONE

15'7" x 11'0" (4.74 x 3.36)

With central heating radiator. Two uPVC double glazed windows to rear.

BEDROOM TWO

13'0" x 8'6" (3.95 x 2.6)

With central heating radiator. Two uPVC double glazed windows to rear.

BATHROOM
8'3" x 5'8" (2.51 x 1.72)
Partly tiled with a white suite comprising pedestal wash hand basin and panelled bath with shower attachment. Central heating radiator.

OUTSIDE AND GARDENS

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To the rear of the property is a low maintenance garden. There is also off road parking available opposite.

SPECIFIC REQUIREMENTS

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The property is to be let unfurnished. No smokers. Available from 30th November 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.

DIRECTIONAL NOTES

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The best approach from Monk Street, bear right onto Church Street and the property will be located on the left hand side as denoted by our to-let board.

ADDITIONAL INFORMATION
Rent: £895 pcm
Holding Deposit: £206 (1 Week taken on application)
Security Deposit: £1032 (5 Weeks)
Council Tax Band: B – East Staffordshire
EPC Rating: D

Property construction: Brick & Tile
Parking: On street parking
Electricity supply: MAINS –
Gas Supply: MAINS
Water supply: MAINS -
Sewerage: MAINS
Heating: Gas central
Broadband type: BT Openreach, please check Ofcom website.

VIEWING

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



Road Map



Hybrid Map



Terrain Map

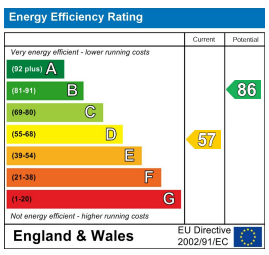


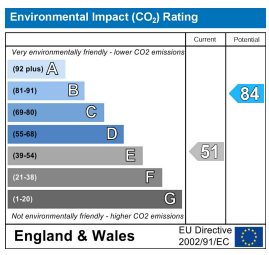
Floor Plan

Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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