



45 Webb Corbett House
Tutbury
Burton Upon Trent
Staffordshire
DE13 9DH

£725 Per Calendar Month

- Electric central heating
- Sealed unit double glazing
- Modern well-appointed kitchen
- Pleasant views to rear
- Walking distance to local amenities
- For the Over 55's Only
- EPC Rating B
- Let & Managed by Scargill Mann & Co

SCARGILL
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EST. 1995

GENERAL INFORMATION

The apartment itself is situated on the second floor with the added benefit of electric central heating and sealed unit double glazing. The accommodation briefly comprises entrance hall, open plan living/dining room, well fitted kitchen with a range of integrated appliances, bedroom and well appointed bathroom. It enjoys pleasant views to the rear.

LOCATION

Tutbury has a pleasant village feel and some fine period architecture. It is famous for its castle and provides a good selection of boutique style shops, cafés, village inns, and regular bus service. Neighbouring Hatton combines to offer a further range of amenities including train station.

ACCOMMODATION

SECOND FLOOR

ENTRANCE DOOR

Provides access to:

ENTRANCE HALL

OPEN PLAN LOUNGE/DINING ROOM

3.30 x 3.95 (10'10" x 13'0")

Having window to rear aspect enjoying views over the rear communal garden. Radiator, ceiling light point and glazed sliding door to:

KITCHEN

2.75 x 1.90 (9'0" x 6'3")

Modern fitted with a range of base cupboards and drawers units with a matching range of wall mounted cabinets over. Work preparation surfaces with matching up-stands are inset with a stainless steel sink and side drainer unit with mixer tap over and a four ring electric hob with stainless steel splash back and stainless steel AEG extractor hood over. Integrated appliances include a fridge/freezer, AEG double oven and a washer/ dryer. There are recess ceiling down-lights and tiled flooring.

BEDROOM

2.78 x 3.95 (9'1" x 13'0")

With window to rear aspect overlooking the communal garden. Storage cupboard housing the hot water tank. Radiator and ceiling light point.





BATHROOM

1.9 x 2.14 (6'3" x 7'0")

Attractively appointed with fitted w.c and wash hand basin set within a vanity unit with cupboards beneath. Panelled bath with shower over, tiled surrounds, tiled flooring, recess ceiling down-lights and heated towel rail.

OUTSIDE

The development is accessed via a secure gated driveway. The property has access to a large communal garden with ample seating together with clothes drying area.

COMMUNAL AREAS

The extensive communal facilities on offer including large lounge which is a regular meeting place for residents and hosts various social events, communal kitchen, library, balcony overlooking the gardens and guest room available for visitors.

DIRECTIONAL NOTE

Proceed into Tutbury along Bridge Street which becomes High Street. Continue up the hill and at the mini traffic island turn left then immediately right where the entrance to Webb Corbett House can be found.

SPECIFIC REQUIREMENTS

PROPERTY RESERVATION FEE

DEPOSIT

ADDITIONAL INFORMATION

Property construction: Brick & Tile

Parking: On Street

Electricity Supply: Mains

Water Supply: Mains - Severn Trent

Sewerage: Mains

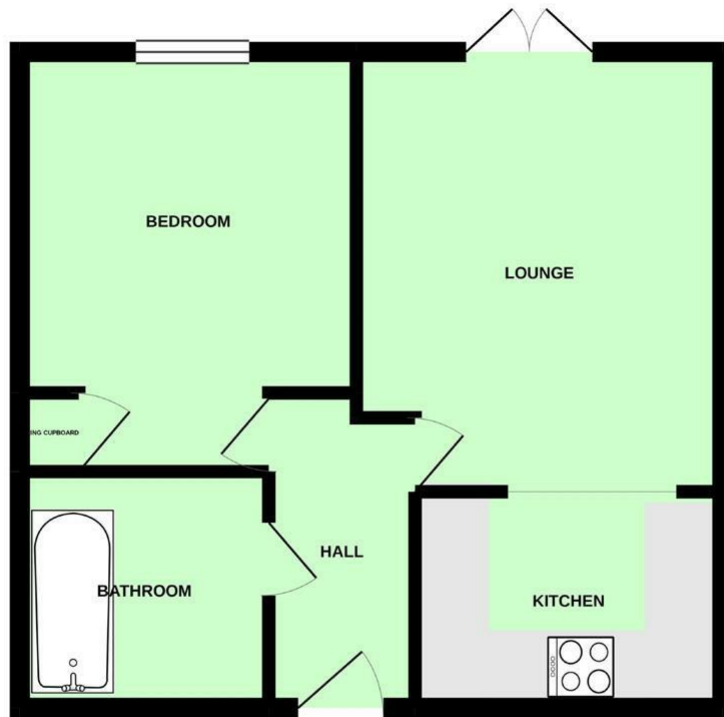
Heating: Electric

Broadband Type: BT Openreach, please check Ofcom website.

VIEWING

Strictly by appointment through Scargill Mann & Co 01332 206620.

2ND FLOOR APARTMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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