



2 Bagot Barns Bagot Street
Abbots Bromley
Rugeley
WS15 3DB

£850 Per Calendar Month

- Well-appointed kitchen
- Gas central heating
- Recently refurbished
- EPC Rating D
- Let & Managed by Scargill Mann & Co

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

A well presented one bedroom character barn conversion situated in the heart of Abbots Bromley Village. The property has recently been refurbished to a high standard, offering gas centrally heated accommodation with exposed roof trusses.

Single storey accommodation offers an entrance door opening into the hallway with a guest cloakroom off, a generous size lounge/diner with exposed roof trusses, windows to the front aspect and Velux style windows offering further natural daylight. The kitchen is to the front aspect and is fitted with a range of base and wall cabinets. Integrated appliances include an oven, fridge and freezer and dishwasher. Worktops incorporate a sink and gas hob.

The bedroom is fitted with a large, fitted wardrobe with sliding timber doors, exposed roof truss and Velux style windows to the rear aspect. Completing the accommodation is a bathroom which is equipped with a bath, separate shower enclosure, w.c. and wash hand basin. There is a useful storage cupboard which houses the domestic hot water and central heating boiler.

Outside is a parking space within tarmac driveway accessed via private driveway shared by neighbouring properties.

LOCATION

Abbots Bromley is a favoured village location, situated close to the city of Lichfield and market town of Uttoxeter. The village offers a primary school, public inns and restaurants, café and convenience store. There are local sport clubs and ample areas for walking.

ACCOMMODATION

ON THE GROUND FLOOR

L-SHAPED HALLWAY

GUEST CLOAKROOM

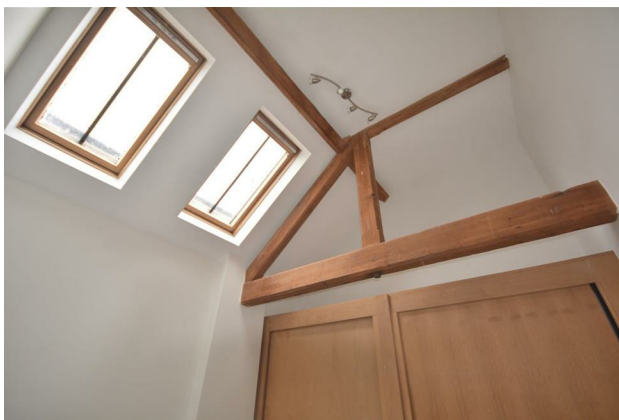
1.09m x 1.23m (3'6" x 4'0")

LOUNGE/DINER

3.85m max x 3.14m min x 5.10m (12'7" max x 10'3" min x 16'8")

Generously sized room with new carpet, central heating and exposed wooden beams.





KITCHEN

3.58m x 2.72m (11'8" x 8'11")

Well appointed fitted kitchen 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 four ring gas hob. Electric oven

BEDROOM

2.76m x 2.45m (9'0" x 8'0")

Fitted with a large, fitted wardrobe with sliding timber doors, exposed roof truss and Velux style windows to the rear aspect.

BATHROOM

Bathroom which is equipped with a bath, separate shower enclosure, w.c. and wash hand basin. There is a useful storage cupboard which houses the domestic hot water and central heating boiler.

DIRECTIONAL NOTE

SPECIFIC REQUIREMENTS

The property is let unfurnished. 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.

ADDITIONAL INFORMATION

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS -

Water supply: MAINS - Severn Trent

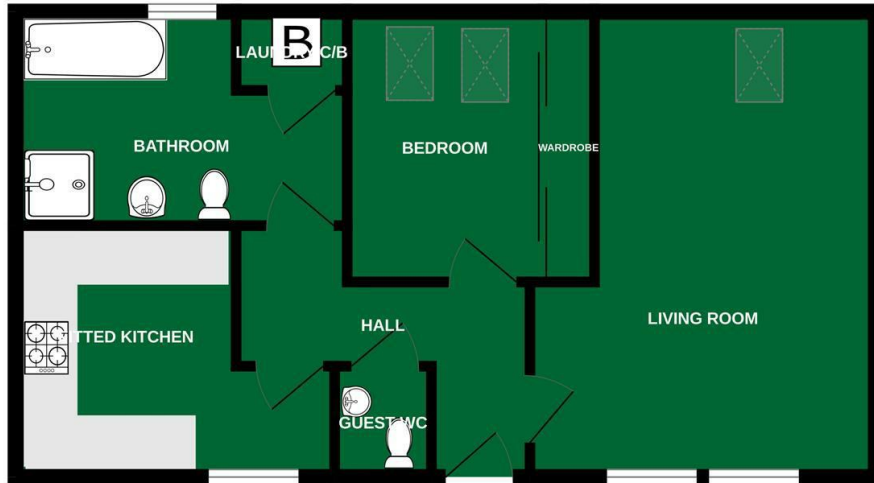
Sewerage: MAINS

Heating: Gas central

Broadband type: BT Openreach, please check Ofcom website.

VIEWING

GROUND FLOOR



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			83
(69-80) C		66	
(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	

SALES OFFICE
 Unit 17 Eastgate Business Centre
 Eastern Avenue
 Burton upon Trent
 DE13 0AT
 T: 01283 548194 /01332 208820
 E: sales@scargillmann.co.uk

LETTINGS OFFICE
 17 Mallard Way
 Pride Park
 Derby
 DE24 8GX
 T: 01332 206620
 E: lettings@scargillmann.co.uk