



Pylon View, Park Gate Lane
Rugeley



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Pylon View, Park Gate Lane

Rugeley
Staffordshire
WS15 3AH

- * A fabulous three bedroom barn conversion located in a highly sought after rural position on the outskirts of Abbots Bromley.
- * The property has been renovated by the landlords to the very highest of standards and provides comfortable family sized accommodation benefiting from central heating, underfloor heating to downstairs and double glazing.
- * The accommodation briefly comprises: Entrance Hall, W.c, A luxurious Kitchen / Dining Room comes with integrated appliances, Utility Room and Living Room to the ground floor. Landing Area, Master Bedroom with En-Suite, Two further Bedrooms and Family Bathroom to the first floor.
- * The property offers parking and an outside sitting area / lawned garden area to the side of the property with some excellent views.
- * No smoker
- * Available immediately.

Per Calendar Month £1,200 Per Calendar Month



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Staffordshire - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Stairs off. Wood flooring with underfloor heating.

W.c 6'1 x 4;10 (1.85m x 1.22m;3.05m)

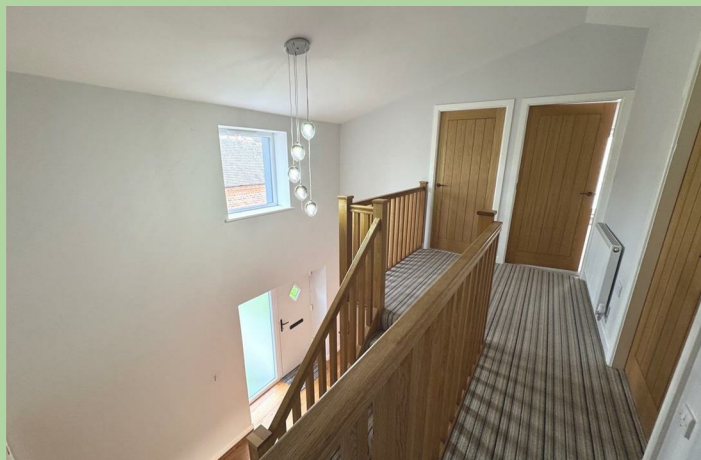
W.c. Wash basin. Tiled floor with underfloor heating. Tiled walls. Spotlights.

Living Room 11'7 x 20'9 (3.53m x 6.32m)

Wood flooring with underfloor heating. Spotlights. Bi-fold doors to rear.

Kitchen / Dining Room 26'11 x 11'1 (8.20m x 3.38m)

Wall and base units. Ceramic sink unit with drainer, rinser bowl and mixer tap. Integrated dishwasher, fridge and freezer. Feature cooker and extractor unit above. Wood flooring with underfloor heating. Spotlights. Storage cupboard. Feature rear window.



Utility Room 7'9 x 9'2 (2.36m x 2.79m)

Storage units. Work tops. Plumbing point. Tiled floor. Spotlights. Access door.

Landing Area

Radiator x 2.

Master Bedroom 20'10 x 12'3 (6.35m x 3.73m)

Radiator. Spotlights. Double doors to side.

En-Suite 8'5 x 4'10 (2.57m x 1.47m)

Shower cubicle. W.c. Wash basin. Sky light window. Heated towel rail. Tiled walls. Tiled floor. Spotlights.

Bedroom 12'9 x 8'6 (3.89m x 2.59m)

Radiator.

Bedroom 12'11 x 12' (3.94m x 3.66m)

Radiator.



Bathroom 8'5 x 8'3 (2.57m x 2.51m)

Bath with shower over. W.c. Wash basin. Heated towel rail. Spotlights. Tiled walls. Tiled floor. Airing cupboard.

Outside

The property offers parking and an outside sitting area / lawned garden area to the side of the property with some excellent views.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

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 Band 'F'

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 at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

References

References through HomeLet will be applied for by Bury & Hilton

Tenure

The property is offered on an Assured Shorthold Tenancy which will be prepared by Bury & Hilton on behalf of the Landlord for an initial period of 6 months.

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.

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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