



# Cornshed Park Gate Lane Abbotts Bromley



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## Cornshed Park Gate Lane

Abbotts Bromley  
Staffordshire  
WS15 3AH

- \* A fabulous three bedroom barn conversion located in a highly sought after rural position on the outskirts of Abbotts Bromley.
- \* The property has been renovated by the landlords to the very highest of standards and provides comfortable family sized accommodation benefiting from electric central heating and double glazing.
- \* The luxurious Kitchen / Living Room comes with integrated appliances and french doors.
- \* The property offers parking and an outside sitting area / garden space to the rear and side of the property.
- \* No smokers or pets.
- \* Available immediately.



Per Calendar Month £950 Per Calendar Month



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Staffordshire - 01538 383344



leek@buryandhilton.co.uk







## General Information

### Entrancehall

Stairs off. Electric heater.

### W.c

W.c. Wash basin.

### Livingroom 12'11" x 13'1" (3.94 x 3.99)

Electric heater. French doors to side.

### Kitchen/diningroom 13'8" x 22'10" (4.17 x 6.96)

Wall and base units. Stainless steel sink unit with rinsin bowl and mixer tap. Electric hob and oven with extractor unit above. Integrated dishwasher. Fridge / freezer. Electric heater x 2. French doors to rear. Spotlights.

### Landingarea

Access to:

### Bedroom 14'4" x 13'1" (4.37 x 3.99)

Electric heater.

### Bedroom 13'10" x 13'2" (4.22 x 4.01)

Electric heater. Feature window.

### Bedroom 13'8" x 8'10" (4.17 x 2.69)

Electric heater.

### Bathroom

Bath with shower over. W.c. Wash basin. Heated towel rail. Sky light window.

### Outside

The property offers parking and an outside sitting area / garden space to the rear and side of the property.

### Application

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

### Broadband Connectivity B&H Sales

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

### 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 at 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

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

### 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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

**T:** 01538 383344

**E:** [leek@buryandhilton.co.uk](mailto:leek@buryandhilton.co.uk)

**[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)**

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#### Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
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