Main Street,, Tatenhill, DE13 9SF

Nicholas Humphreys

Asking Price £259,995

** Village Hamlet Location ** No Upward Chain ** Rural Views ** National Forest Area **

Enjoying open field views to both front and rear, this charming semi-detached cottage is set within the delightful hamlet of Tatenhill. Set back from the road with a tarmacadam driveway providing parking for several vehicles, the property offers a cosy lounge with feature fireplace, open-plan dining kitchen with rear garden access, two double bedrooms and a fitted bathroom.

Offered for sale with no upward chain and immediate vacant possession.

The Accommodation
Set within the delightful hamlet village of Tatenhill, this charming semi-detached home occupies a desirable residential position, enjoying open field views to both the front and rear elevations. Set back from the road, the property is approached via a tarmacadam driveway providing off-road parking for several vehicles, with a lawned garden to the front elevation creating an attractive first impression.

A UPVC double glazed front entrance door leads into the welcoming reception hallway, fitted with new carpet, featuring a wall-mounted electric heater and staircase rising to the first floor accommodation. An original internal door opens into the front lounge, a cosy and characterful reception room enjoying views across the front garden and over surrounding fields and woodland beyond. The lounge offers a feature fireplace with inset electric fire and dark oak surround, with new fitted carpet, an electric storage heater and a useful under-stairs storage cupboard housing the electric meter and fuse board.

To the rear of the property is a spacious open-plan dining kitchen, enjoying natural light via UPVC double glazed windows and a UPVC rear door leading out to the garden. The kitchen area is fitted with a range of oak fronted base cupboards and drawers, with matching high-level wall units and preparation work surfaces incorporating a stainless steel single drainer sink unit with mixer tap. There is freestanding space for a cooker and fridge freezer, alongside ample appliance space for a washing machine, with an electric storage heater and generous room within the dining area for a table and chairs, making it ideal for everyday living and entertaining.

To the first floor, the landing has a UPVC double glazed window to the side aspect, access to loft space and doors leading off to both bedrooms and the bathroom. The principal double bedroom is positioned to the front elevation and enjoys far-reaching views, with an original open feature fireplace, electric storage heater and a walk-in wardrobe. The second double bedroom overlooks the rear garden, enjoying an elevated outlook towards neighbouring fields, with a UPVC double glazed window, electric storage heater and an airing cupboard housing the hot water immersion heater. Both bedrooms and the landing are finished with new fitted carpets. Completing the first floor is the bathroom, fitted with a three-piece white suite comprising WC, hand wash basin and panelled bath with electric shower above, with complementary wall tiling, a wall-mounted electric heater and UPVC double glazed window to the rear elevation.

Externally, gated access from the driveway leads around the side of the property into the enclosed rear garden, featuring a paved patio area with dwarf wall, ideal for outdoor seating, with a lawned garden beyond and a purpose-built outbuilding providing useful storage. The garden is enclosed by fenced boundaries with a rear hedge, backing directly onto open countryside.

Tatenhill is well regarded for its rural setting, with excellent local country walks within the National Forest, along with a delightful village pub within walking distance. Offered for sale with no upward chain and immediate vacant possession, this rare opportunity to acquire a countryside home with exceptional views must be viewed to be fully appreciated. Viewings are strictly by appointment only.

Hallway

Lounge
4.24m x 3.73m (13'11 x 12'3)

Kitchen Diner
5.26m x 2.57m (17'3 x 8'5)

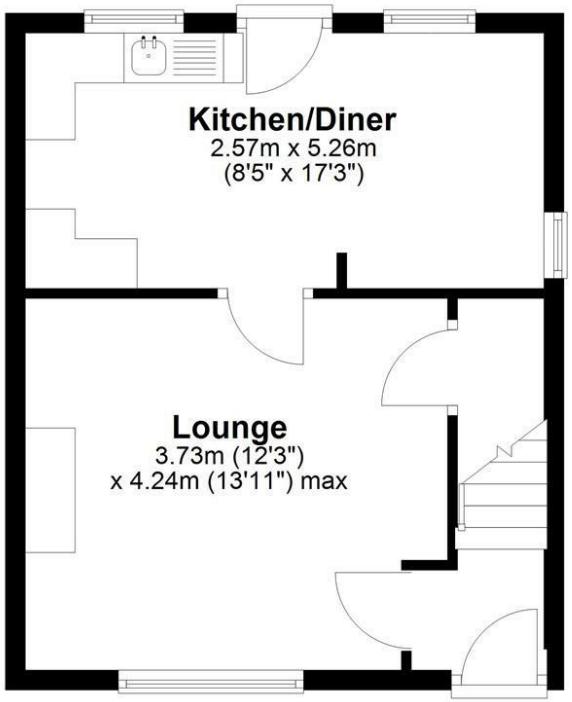
Bedroom One
4.29m x 3.30m (14'1 x 10'10)

Bedroom 2
3.45m x 2.92m (11'4 x 9'7)

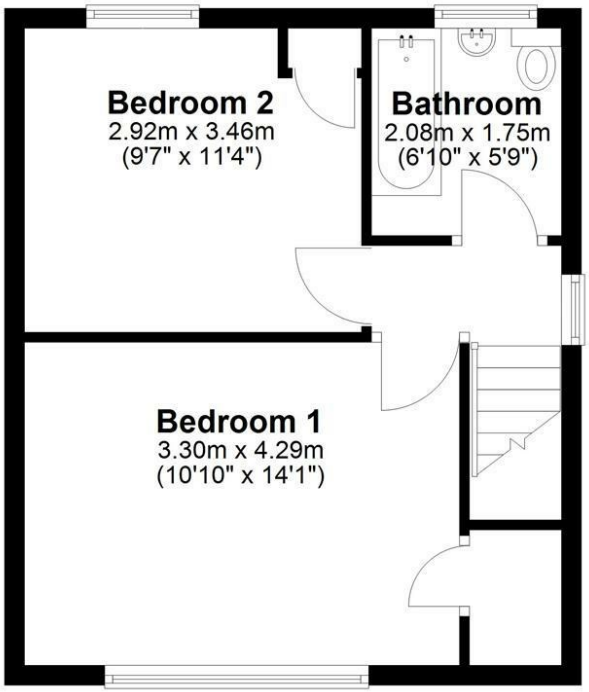
Bathroom
2.08m x 1.75m (6'10 x 5'9)

Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric
Council Tax Band: B
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.
Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.
Draft details awaiting vendor approval and subject to change

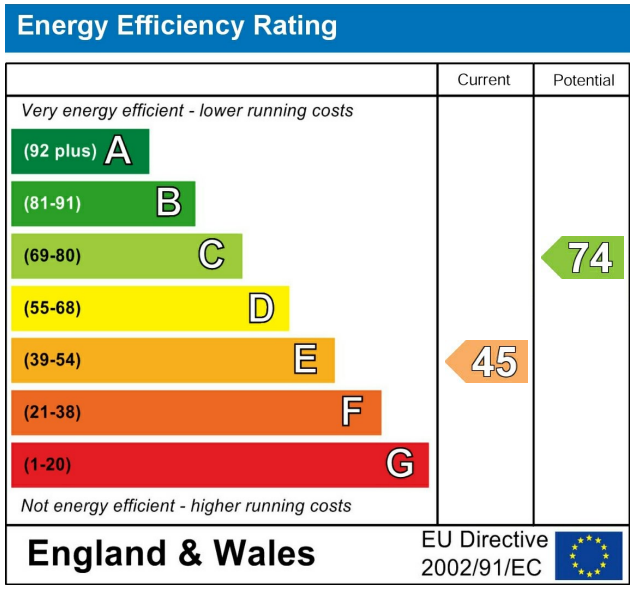
Ground Floor



First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Council Tax Band B

Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme

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