

Yeatsall Lane  
Rugeley, , WS15 3DY



FLOORPLAN AVAILABLE - Well Presented CHARACTER PROPERTY located on the outskirts of the SOUGHT AFTER VILLAGE of Abbots Bromley providing easy access to amenities. There are LOVELY FEATURES including EXPOSED BEAMS throughout the REDECORATED property.

£1,100 pcm

John German

FULL DESCRIPTION Nestled away from the road is this two-bedroom barn conversion off Yeatsall Lane in Abbots Bromley. On first appearance you can see some of the features this lovely property has to offer including the white arch window on the first floor. Entering the property straight into a spacious lounge with storage to the right that also houses the combi boiler. Through the lounge the hallway gives access to the downstairs W.C, under stair storage, stairs and the kitchen. The kitchen is well presented and suits the character of the property with integral dishwasher and cooker/hob. More space is offered for other appliances in the form of a utility room, while a separate dining area offers an excellent entertaining space with feature brick wall and French windows looking out onto a small outdoor tiled area.

Both bedrooms are excellent sizes and benefit from ensuite shower room to one, and bathroom to the other. The second bedroom is made up of two levels, one which would be perfect for a dressing room or office space with splendid views over Blithfield Reservoir and nearby countryside. Throughout the first-floor exposed beams give the property a cosy feel while skylights floor the rooms with light.

The property has tandem parking for two cars to the front of the property on the tarmac area. The property itself can be found by following the sat nav to the postcode provided, and from there going by foot to follow the drive leading away from the round until you come to the end house. There is no back garden as such put a balcony like tiled area leading on from the dining room, the front garden however is a lovely space.

Rent: £1100  
 Deposit: £1265  
 Holding Deposit: £250  
 EPC Rating: D

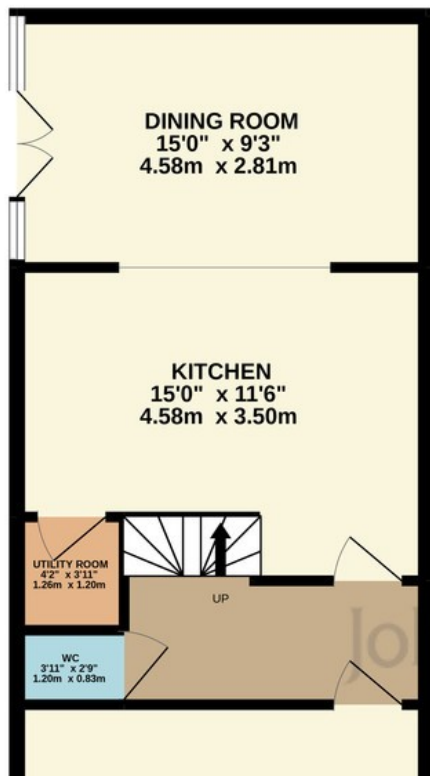
Property construction: Brick  
 Parking: Off road  
 Electricity supply: Mains  
 Water supply: Mains  
 Sewerage: Shared septic tank/ treatment plant  
 Heating: Gas Boiler and electric immersion heater  
 Broadband type: See Ofcom link for speed:  
<https://checker.ofcom.org.uk/>  
 Mobile signal/coverage: See Ofcom link  
<https://checker.ofcom.org.uk/>  
 Local Authority/Tax Band: C East Staffordshire  
 Useful Websites:  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

The property information provided by John German Estate Agents Ltd is based on enquiries made of the landlord 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, particularly if contemplating travelling some distance to view the property.

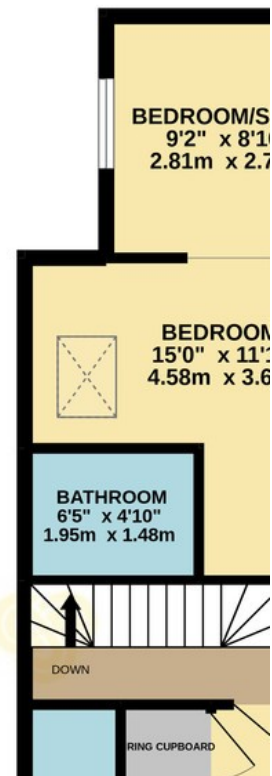
**This property is Unfurnished**

**Council Tax Band: C**

GROUND FLOOR  
 657 sq.ft. (61.1 sq.m.) approx.



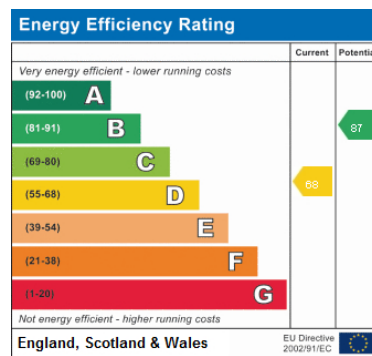
1ST FLOOR  
 606 sq.ft. (56.3 sq.m.) a



John German







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#### Agents' Notes

As part of our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. None of the services or appliances to the property have been tested.

#### Referral fees

Referral fees: We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EICR, Legionella Risk Assessment or EPC on behalf of a client, we charge a fee which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent