

Toft Farm Barn

Levedale Road, Dunston Heath, ST18 9LH



A lovely barn conversion situated in a rural location with convenient access to the M6 Junction 13. Lovely property with outside space, ideal for single or couple.

£650 pcm exc

John German

A well presented barn conversion situated in a rural development of barns that offers quick and convenient back road access to the M6 Junction 13 which can be accessed in 10 minutes. Great for a tenant wanting the peace and quick of a rural area but the convenience of commuting on the motorway.

Strictly no pets are accepted at this property.

Briefly the accommodation comprises of entrance with guest cloakroom leading off with wc and wash basin.

Fully fitted kitchen with a range of integrated and free standing appliances in a rustic and charming medium Oak with tiles to floor and ceramic tile splashback to wall. With front facing double glazed window and back door accessing the patio area. Appliances included in letting are a tall fridge freezer, dishwasher, washing machine and electric oven with gas hob with extractor above.

Accessed through an arch is the living room which could be used as a dining and living space with French doors leading out to the garden and front facing double glazed window. Continuation of the tiles to floor.

Upstairs there is the main bathroom with bath and separate shower cubicle, wash basin and wc and skylight window.

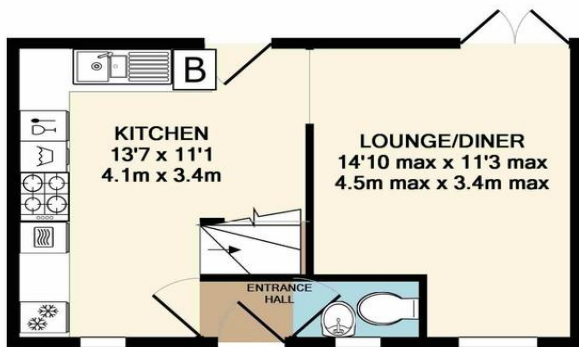
The master bedroom is a good sized double with low level double glazed rear facing window and skylight into roof space, access through to the dressing room which is a good sized space and ideal for additional storage.

Outside the property has a large lawned garden and paved patio area with views out over country. A gardener will be included in the contract to as required maintain the lawns during the tenancy.

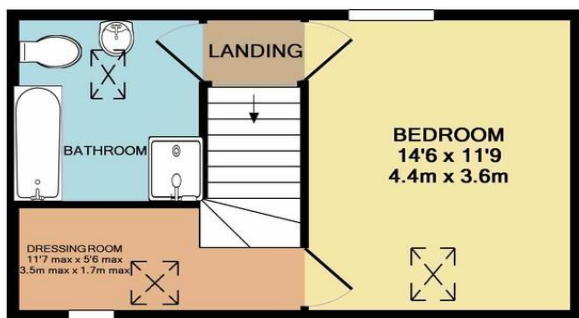
We think this is a perfect retreat from the hectic schedule of a busy life! Would you love to live in a peaceful community set on the fringe of Stafford but still so very convenient for nipping back into the fast lane? They don't stay on our books for long that's for sure, so why don't you contact us now to book your viewing at The Toft!

This property is Unfurnished

Ref: JGLET300120RJ



GROUND FLOOR
APPROX. FLOOR
AREA 301 SQ.FT.
(27.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 302 SQ.FT.
(28.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Floor Plan Clause

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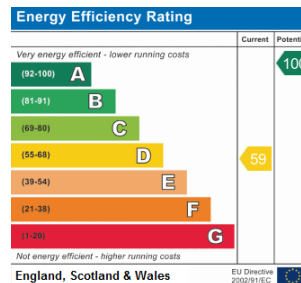
Agents' Notes

As part 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 these services or appliances to the property have been tested.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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