



Blueprint for Good Living

[www.blueprintforgoodliving.com](http://www.blueprintforgoodliving.com)



# 15 CORNWALL ROAD

Burton Upon Trent, DE15 9NA

## PROFILE

Blueprint for Good Living Ltd is committed to offering good quality accommodation to people living in the Midlands.

All of our properties are personally managed by Gemma and Phillip, who offer a friendly, prompt, and efficient service to rectify any reported issues

## CONTACT

PHONE:

Gemma – 07771785712

Phillip - 07472981785

WEBSITE:

[www.blueprintforgoodliving.com](http://www.blueprintforgoodliving.com)

EMAIL:

[goodliving@virginmedia.co.uk](mailto:goodliving@virginmedia.co.uk)

## QUALITY

- ✓ Licensed with East Staffordshire Borough Council
- ✓ Member of the National Residential Landlord Association
- ✓ DASH Accreditation – Good Landlords ~Good Homes

## PROPERTY OVERVIEW

A fully furnished five bedroom house ideally suited to professionals working in Burton Upon Trent or surrounding towns. Rooms are rented inclusive of bills.

The house comprises of five double bedrooms, each with it's own private bathroom. One bedroom also has its own private lounge. The house has a large lounge and conservatory, fully fitted kitchen Dining room and downstairs WC. There is a large garden at the rear of the property and lots of off-road parking to the front of the property.

## PACKAGE

- ✓ Rent is charged monthly per room and includes the following bills.: Gas, water, electricity, broadband internet and one TV license for the TV supplied in the lounge.
- ✓ Cleaners clean the communal areas of the house fortnightly. (This includes the kitchen, lounge, dining room and WC, stairs and hallways.)
- ✓ Gardener attends regularly to mow the lawn and to cut back the shrubs (N.B this service is reduced over winter months)
- ✓ Bedrooms are furnished with bed, mattress and mattress protector, wardrobe.
- ✓ All rooms have their own private shower room facilities one room has a bath also
- ✓ Quick response to any management issues.

## FACILITIES

- |                             |                       |                                     |
|-----------------------------|-----------------------|-------------------------------------|
| ✓ Gas 5 ring hob/oven/grill | ✓ Vacuum cleaner      | ✓ Hard wired fire alarm system      |
| ✓ Microwave                 | ✓ 5x Showers          | ✓ CO2 detector                      |
| ✓ Toaster                   | ✓ 6x Toilets          | ✓ Fire blanket                      |
| ✓ Kettle                    | ✓ 6x Wash hand basins | ✓ Insurance approved security locks |
| ✓ Fridge freezer            | ✓ 1x Bath             | ✓ BBQ /outdoor furniture            |
| ✓ Washer/ dryer             | ✓ TV and license      |                                     |
| ✓ Dishwasher                | ✓ Indoor bike storage |                                     |
| ✓ Wireless internet         | ✓ Off road parking    |                                     |
| ✓ USB sockets               |                       |                                     |



**DASH Landlord Accreditation**  
Providing Quality Housing Services



## LANDLORD RESPONSIBILITY

- ✓ Assured Short hold Tenancy
- ✓ A security deposit of £250, held in the government approved Tenancy Deposit Scheme
- ✓ EPC certificates,
- ✓ Gas Safety
- ✓ Electrical Certificates
- ✓ Room inventory
- ✓ Governments How to rent handout
- ✓ Right to rent check

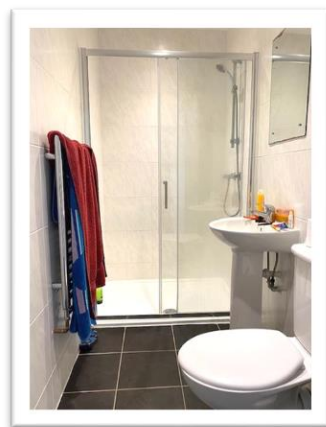
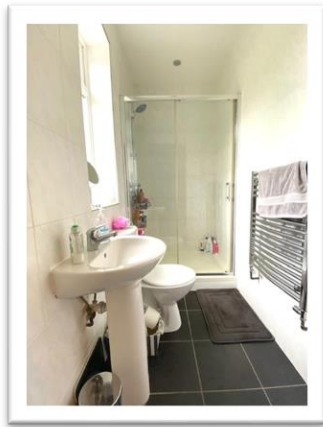
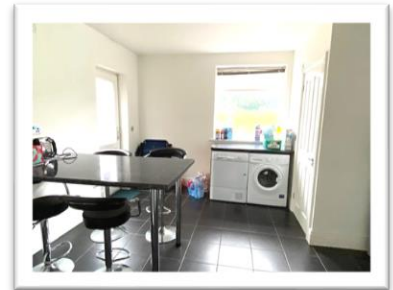
## ENVIROMENTAL RESPONSIBILITY

- ✓ Energy supplied from renewable energy sources.
- ✓ Solar panels on the roof supplying all electrical power to the house.
- ✓ Energy efficient electrical appliances
- ✓ LED lighting
- ✓ Each of our properties has a waste collection service which promotes recycling
- ✓ Radiators fitted with independent room thermostats.
- ✓ Double glazed windows

We have a continual improvement plan for our properties in which we try to improve the energy efficiency of the building.

If you have any suggestions as to further improvements, we can make to our properties we are always happy to listen.

## INTERNAL PHOTOS



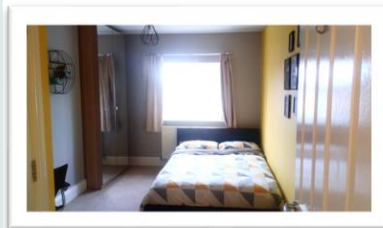
## EXTERNAL PHOTOS



## BEDROOM 1

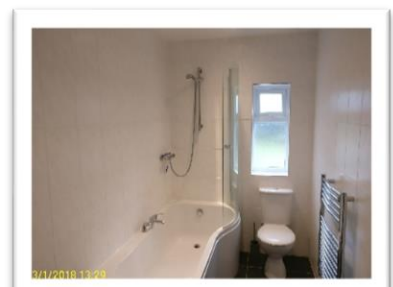
Large double study bedroom. This room is located upstairs and the window looks out over the front of the house. This room has its own en-suite shower room with a large shower cubical, toilet and sink.

The bedroom has a double bed, large wardrobe desk and desk chair.



## BEDROOM 2

Large double bedroom. This room is located upstairs and has two windows looking out over the front of the property. The room has a double bed wardrobe, sofa and desk and chair. Across the corridor is a private bathroom with full sized bath with shower over, toilet and sink.

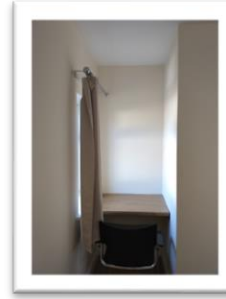


### BEDROOM 3

Large double bedroom. This room is located upstairs and has two window looking out over the front of the property.

This room comes with a double bed large wardrobe study desk and chair.

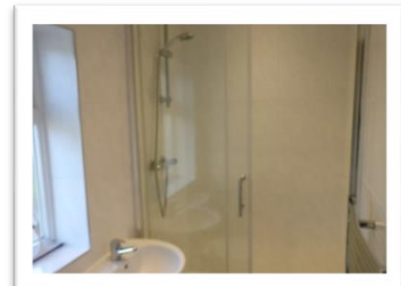
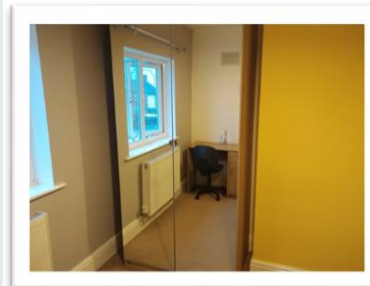
Across the corridor is a private shower room with large shower cubical toilet and sink.



### BEDROOM 4

Double bedroom with en-suite shower room. This bedroom over looks the front of the house. This room comes with a double bed large wardrobe desk and desk chair.

The en-suite shower room has a large shower cubical toilet and sink.



## BEDROOM 5


Double bedroom with its own private lounge room and shower room. This room is located on the ground floor. This is a great private space which is full accessible.



## HOW TO GET HERE

 East Midlands Airport (22 miles away) this is a 30min drive away.

 The property is 2.1 miles away from Burton Upon Trent Railway Station.

 Burton Upon Trent is accessed from the A38. It is only 14 miles from Derby.

## LOCATION

