

Florence Cottage, 140, Church Street, Stone, Staffordshire, ST15 8BW

FOLLOWWELLS



- End Terrace Cottage
- Off Street Parking
- Two Double Bedrooms
- Modern Fitted Kitchen
- Close to Town Centre
- Available from 11/12/2023

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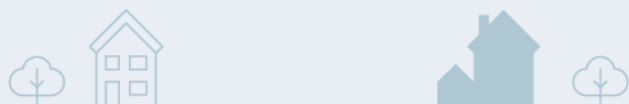
Monthly Rental Of £650.00
Deposit of £750.00
Holding fee £150.00

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A charming end of terrace cottage located less than half a mile from Stone High Street and with the benefit of an off-road parking space.

The property is well maintained and appointed to a good standard including a modern kitchen with breakfast bar and integrated oven, hob and fridge/freezer.

On the ground floor there is also a good-sized living room with window looking onto Church Street and a glazed door to the rear elevation. An entrance porch completes the ground floor accommodation. To the first floor is a landing with airing cupboard, two double bedrooms and a shower room.

Externally there is a parking space for one vehicle. Please note: The property does not have any garden.

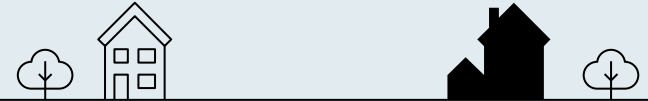
The canal town of Stone offers a bustling high street with a selection of specialist and High Street stores along with a number of popular bars and restaurants. The community focussed town also puts on a number of events including a monthly Farmers Market and an annual Food & Drink Festival.

To the North end of the town is the train station with regular services North & South.

This property is subject to a restrictive covenant whereby no commercial vehicles, caravans or boats can park in the allocated parking space. There is however unallocated on-street parking nearby on Church Street.

Please Note: The Property is Unfurnished!





A pre-application process is carried out on all applicants expressing an interest in the property. There is no charge for this. It is carried out to provide information to the Landlord of potential tenants. For the successful applicant a holding deposit will be required which is the equivalent to one weeks rent. This will be deducted from the first month's rental payment. If the application is unsuccessful due to the potential tenant providing inaccurate information for example, not declaring adverse credit history, Follwells are within their right to withhold the holding deposit to cover any costs incurred for the referencing.

Please note all tenants over the age of 18 are required to be referenced.

A deposit is payable prior to the tenancy commencing, equivalent to five weeks rent. This will be held by the tenancy deposit scheme.

IMPORTANT INFORMATION

EPC Rating "D"

Council Tax Band "A"

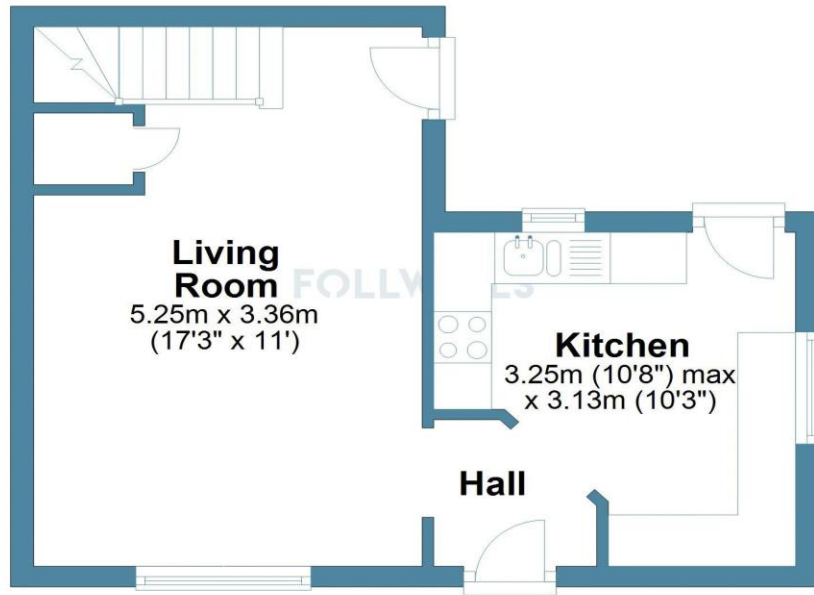
Services - Mains Connected

Holding Deposit - 1 Weeks Rent (Deducted from the first month's rent)

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.



Ground Floor



First Floor

