

6 Heyfields Cottage, Tittensor Road, Tittensor, Stoke-On-Trent, ST12 9HG

FOLLWELLS



- Charming Mid-Terrace Cottage
- Highly Regarded Location
- One Double Bedroom & Storage Area
- Garden & Outbuilding to Rear
- First Floor Shower Room
- Suited to Single Occupant or Couple
- Available Immediately

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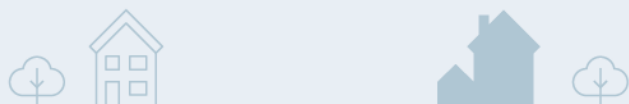
Monthly Rental Of: £650  
Security Deposit: £750

follwells.co.uk

email@follwells.co.uk

01782 615530





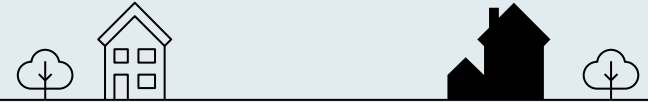
A quaint and pretty, grade II listed, mid terraced cottage in a most convenient location on the outskirts of the charming village of Barlaston. The cottage has retained a wealth of character and charm and enjoys a long garden with outbuildings to the rear.

The cottage is entered directly into the sitting room which has a sanded wooden flooring and an exposed brick chimney breast along with a window to the front elevation. Beyond the sitting room is a fitted kitchen with window and door leading to the rear garden and staircase to the first floor. A double bedroom with fitted wardrobes, large storage area/landing and shower room complete the accommodation. Outside, the garden stretches a long way back with block paved seating area adjacent to the house and a brick and tile outbuilding particularly useful for storage. Beyond this are planted borders and a decked seating area. Please note that neighbouring properties have access across the rear of the house.

Heyfield Cottages are located just half a mile from the centre of Barlaston village where there is a parade of useful shops, pubs and a primary school. The nearby A34 gives access to the canal town of Stone to the South and Newcastle under Lyme and the Potteries to the North. The popular Trentham Gardens and Shopping Village are located just a few miles up the road.

This modest cottage would be ideally suited to a single occupant or couple. The property is available immediately.





## Application Process

Interested parties will be asked to complete an online pre-application via a referencing company called Canopy. Suitable applicants will then be invited to view the property.

The successful applicant will be required to pay a holding deposit of £150 (equivalent to 1 weeks rent) which will be deducted from the first months rent, before completing a comprehensive reference process. On satisfactory completion of the full reference the applicant will be required to pay a security deposit of £750 (equivalent to five weeks rent) and the first full months rent (less the deducted holding deposit).



## IMPORTANT INFORMATION

**EPC rating - D**

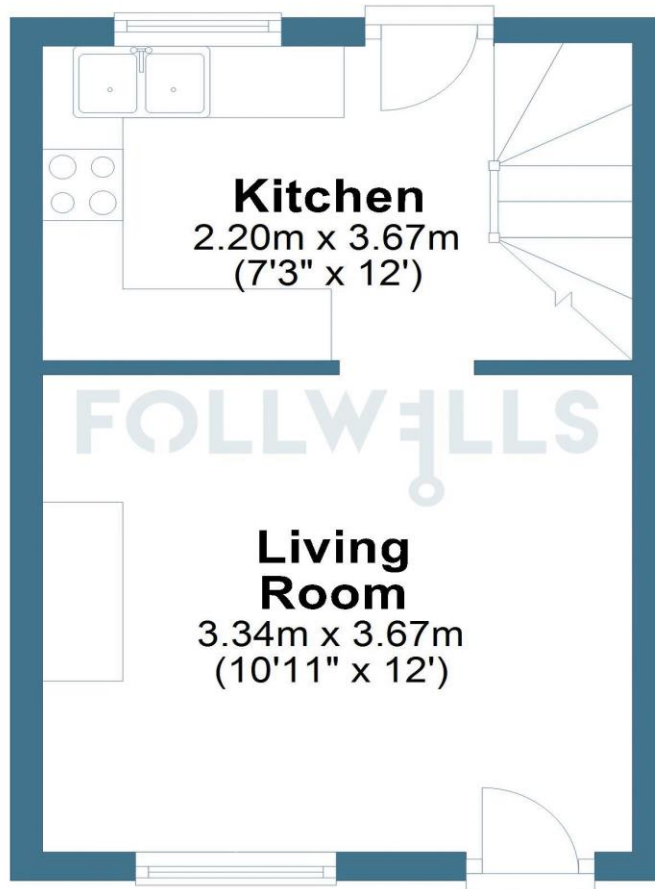
**Council Tax Band A**

**Services - Mains gas, electricity and water connected.**

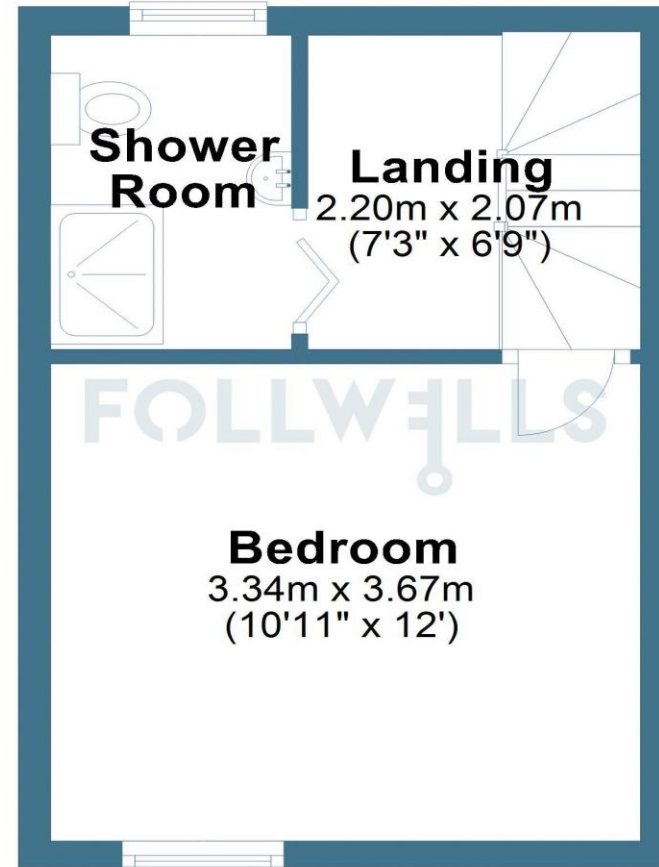
**Drainage - to shared septic tank.**

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



For indicative purposes only. All measurements are approximate.  
Plan produced using PlanUp.