

51 Ridgmont Road, Newcastle, Staffordshire, ST5 3LD

FOLLOWWELLS



- Extended Detached Family Home
- Much Sought After Residential Location
- Large Living Room and Spacious Dining Kitchen
- Off Road Parking and Double Garage
- Large South Facing Rear Garden

3  1  2 

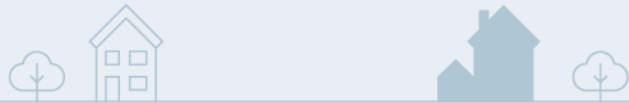
Monthly Rental Of: £1,295  
Security Deposit: £1,490

follwells.co.uk

email@follwells.co.uk

01782 615530

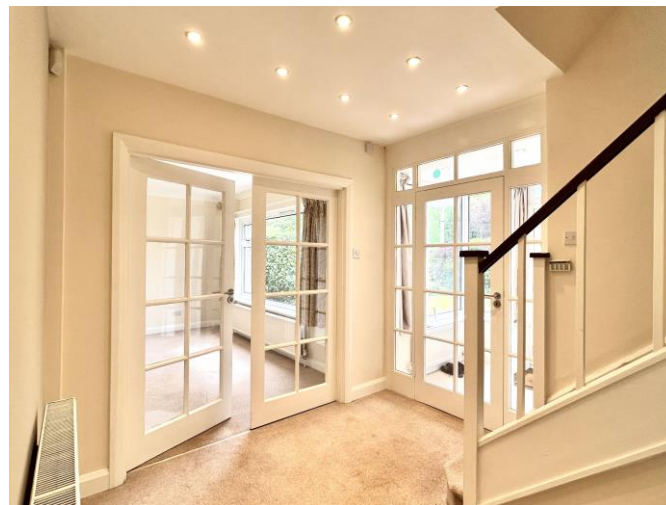


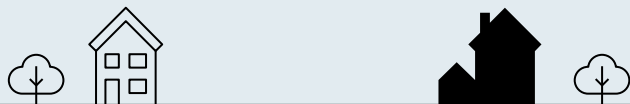


A well presented three bedroom detached family home occupying a generous plot with a large south facing rear garden. The property is situated in a much sought after location of the Westlands providing easy access to local amenities including primary and secondary schools. The property is approached over a gravel driveway providing off road parking and leading to a double garage with electric door.

A composite door leads into a glazed entrance porch with ground floor cloakroom/W.C. The central reception hall has stairs leading to the first floor, access to a utility cupboard and doors leading to both ground floor reception rooms. The large sitting room has windows to front and rear along with a glazed door leading out to the rear garden. The fitted kitchen comes complete with a range of Bosch and Neff appliances and is open to a large dining area with glazed double doors leading to the rear garden. Finally a utility cupboard provides plumbing and space for a washing machine and tumble dryer.

To the first floor a central landing gives access to three well proportioned bedrooms two of which have fitted wardrobes and a spacious family bathroom having bath, separate shower, wash basin and W.C. completes the first floor accommodation. Outside to the front of the house is a small lawn with mature hedge providing good levels of privacy. Access leads down the side of the house to the large rear garden which enjoys a sunny southerly aspect and is mainly laid to lawn with mature shrub borders along with a large paved seating area adjacent to the house. The landlord will pay for a gardener to mow the lawns and weed the borders at least once a month.





### Application Process

Interested parties will be asked to complete an online pre-qualification 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 £295 (equivalent to 1 weeks rent) which will be deducted from the first months rent, before completing a comprehensive reference process. If the reference fails, this holding deposit will not be refunded. On satisfactory completion of the full reference the applicant will be required to pay a security deposit of £1,490 (equivalent to five weeks rent) and the first full months rent (less the deducted holding deposit). The security deposit will be held with the TDS. Rent does not include bills.



### IMPORTANT INFORMATION

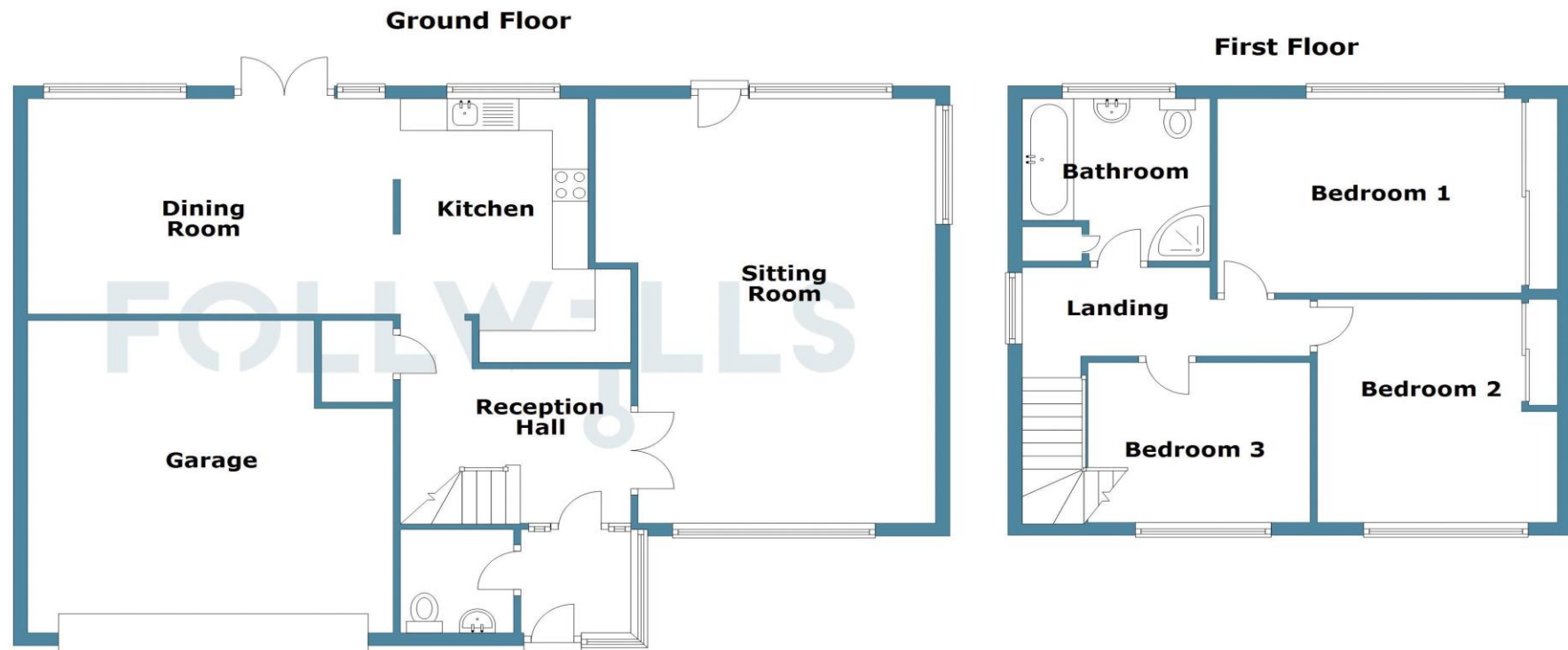
**All Mains Services Connected**

**Gas Central Heating**

**Council Tax Band** 'E'

**EPC Rating** 'D'

- 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.



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