

27 Lamphouse Way, Wolstanton, Newcastle, Staffordshire, ST5 0GA

FOLLWELLS



- Three Bedroom Semi-detached House
- Off Road Parking for 2 Cars
- Ground Floor WC
- En-suite to Master Bedroom
- Rear Garden with Covered Deck
- Close to Wolstanton Retail Park
- Available Early July 2024

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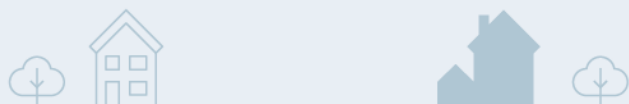
Monthly Rental Of £800
Security Deposit: £920

follwells.co.uk

email@follwells.co.uk

01782 615530





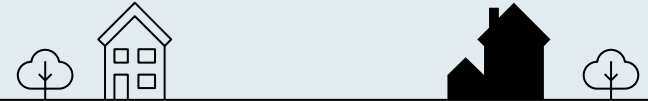
A well presented, modern three bedroom semi-detached house situated on this successful and popular residential development.

The property is entered via a reception hall with stairs to the first floor. The sitting room is located at the front of the house and leads through to the dining kitchen which is fitted with modern units and provides ample space for table and chairs. Glazed double doors lead out on to a decked seating area which is covered with a glass canopy providing an excellent outside entertaining area. Off the kitchen there is also a utility area and a ground floor WC.

To the first floor the landing has two large storage cupboards and the master bedroom benefits from an en-suite shower room. Bedroom two is a good sized double room to the rear elevation and there is a third, single, bedroom. Bedrooms two and three are served by the family bathroom. Outside there is off road parking for two cars at the front of the house and the rear garden is mainly laid to lawn beyond the decked seating area.

Lamphouse Way is conveniently located with Wolstanton Retail Park within walking distance and the nearby A500 providing road links. Stoke train station is just a five minute drive away.





A pre-application process is carried out on all applicants expressing an interest prior to viewing the property. There is no charge for this. It is carried out to provide information to the Landlord of potential tenants.

HOLDING DEPOSIT

For the successful applicant a holding deposit will be required which is no more than one weeks rent (£180). This will be deducted from the first months 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.

SECURITY DEPOSIT

A security deposit is payable prior to the tenancy commencing, equivalent to five weeks (£920). This will be held by the tenancy deposit scheme.



IMPORTANT INFORMATION

All mains services connected Gas central heating

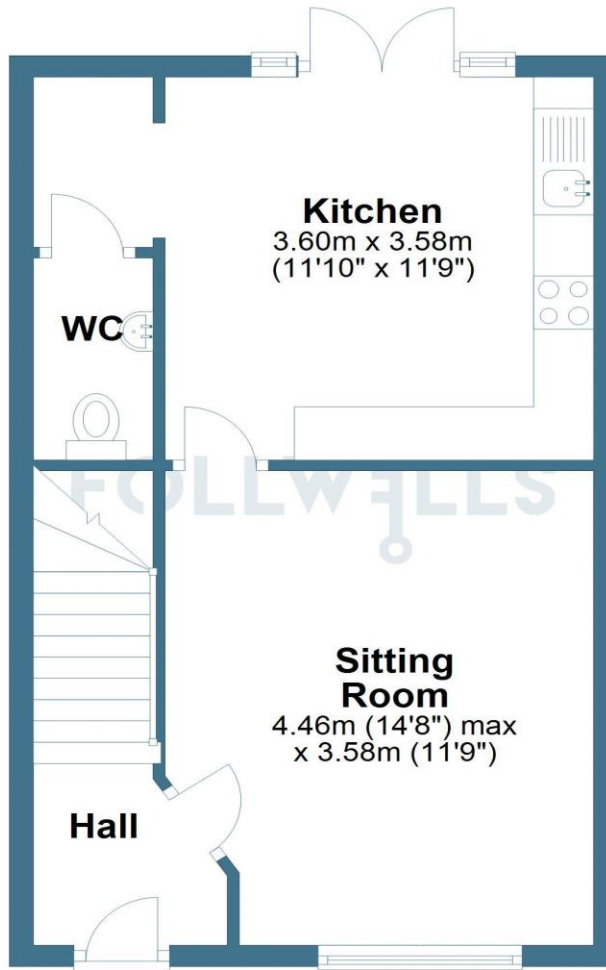
Council Tax band 'C' EPC rating 'B'

Fees - HOLDING DEPOSIT For the successful applicant a holding deposit will be required which is the equivalent to one weeks rent (£180).

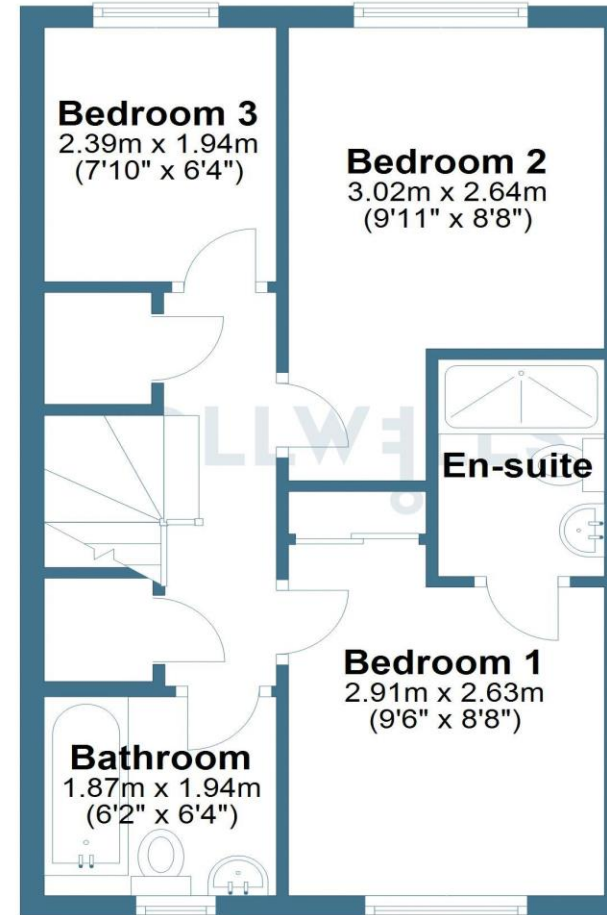
DEPOSIT A deposit is payable prior to the tenancy commencing, equivalent to five weeks (£920). This will be held by the tenancy deposit scheme.

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.