

38 Comet Avenue, Newcastle, Staffordshire, ST5 9FB

FOLLWELLS



- Three Storey Modern Mid Town House
- Part of an Eye Catching Crescent Shaped Development
- Master Bedroom Suite with Dressing Room and Shower Room
- Enclosed Rear Garden and Off Road Parking
- Available Immediately
- Minimum Tenancy 12 Months

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3 

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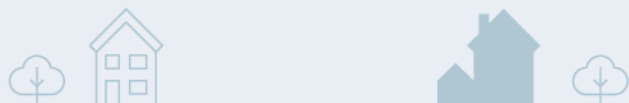
Monthly Rental Of: £1,200
Security Deposit: £1,380

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A modern three storey mid town house forming part of an eye catching crescent shaped collection of houses located in the centre of this successful development on the outskirts of Newcastle under Lyme. The curved building creates an interesting shape to the rooms with the accommodation laid out over three storeys.

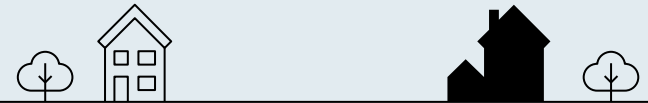
The front door to the house leads into the reception hallway with stairs to the first floor and doors to all ground floor rooms. The sitting room is of a decent size and looks out to the front elevation. Across the full width of the rear of the house is a spacious and well equipped dining kitchen providing ample space for table and chairs and with glazed double doors leading out to the rear garden. Integrated appliances include electric oven, gas hob with extractor hood over and fridge & freezer.

On the first floor are three double bedrooms, two overlooking the rear garden and one to the front with glazed double doors and Juliet balcony. These bedrooms are served by a family bathroom with white suite as well as a separate shower room. Finally on the top floor is the master bedroom with shower room and also a large storage room.

Outside the property benefits from off road parking at the rear and an enclosed garden mainly laid to lawn with gate out onto the driveway.

Comet Avenue is conveniently located on the outskirts of Newcastle under Lyme. Immediately local amenities include a Morrisons supermarket and the Lymebrook Surgery. Just five minutes walk away is the the edge of Apedale Community Country Park.





An online pre-application process is carried out on all applicants expressing an interest in the property prior to viewing. There is no charge for this. It is carried out to provide information to the Landlord of potential tenants. Details of applicants will be provided to a referencing company called Canopy.

Following a review of the pre-applications, suitable applicants will be invited to view the property. For the successful applicant a holding deposit will be required which is the equivalent to one weeks rent (£275). 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 security deposit is payable prior to the tenancy commencing, equivalent to five weeks rent (£1,380). This will be held by the tenancy deposit scheme.



IMPORTANT INFORMATION

All mains services connected

Gas central heating

Council tax band 'C'

EPC band 'B'

HOLDING DEPOSIT For the successful applicant a holding deposit will be required which is the equivalent to one weeks rent. **SECURITY DEPOSIT** A deposit is payable prior to the tenancy commencing, equivalent to five weeks. 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.

