

25 Darsham Gardens, Newcastle, Staffordshire, ST5 4LW

FOLLOWWELLS



- Very Well Presented House
- Extended to Rear
- Large Dining Kitchen with Island Unit
- Luxury Shower Room
- Enclosed Rear Garden
- Off Road Parking
- Available Immediately

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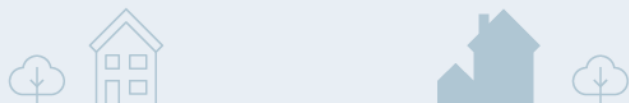
Monthly Rental Of: £925
Security Deposit: £1,065

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A beautifully presented, two bedroom semi-detached house benefitting from a large extension to the rear and situated in a popular residential location.

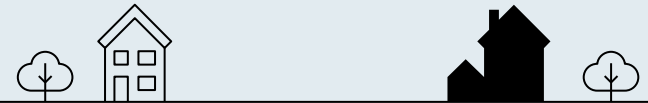
The extension has created a most impressive and spacious dining kitchen complete with island unit, ample space for table and chairs and glazed double doors leading out to the rear garden. A comfortable sitting room with feature wall completes the ground floor accommodation whilst on the first floor are two bedrooms, both with fitted wardrobes, and a luxury shower room.

Externally there is off road parking on a brick paved driveway with fully enclosed, mature gardens to the rear being mainly laid to lawn and enjoying a sunny, Westerly aspect.

Westbury Park is a popular residential estate with nearby amenities including a Co-op food store, Westbury Tavern Pub and Chinese take-away. There is a regular bus service to Newcastle town centre and excellent transport links via the A500 and M6.

Please note: Bills are not included.





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 (£210). 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 (£1,065). This will be held with the tenancy deposit scheme.

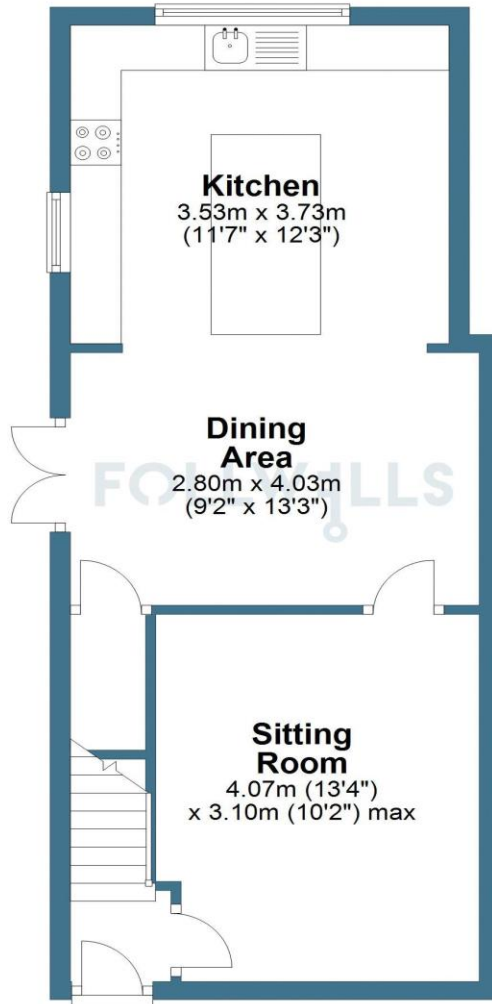
IMPORTANT INFORMATION

- **Mains Services Connected**
- **EPC Rating C**
- **Council Tax Band B**

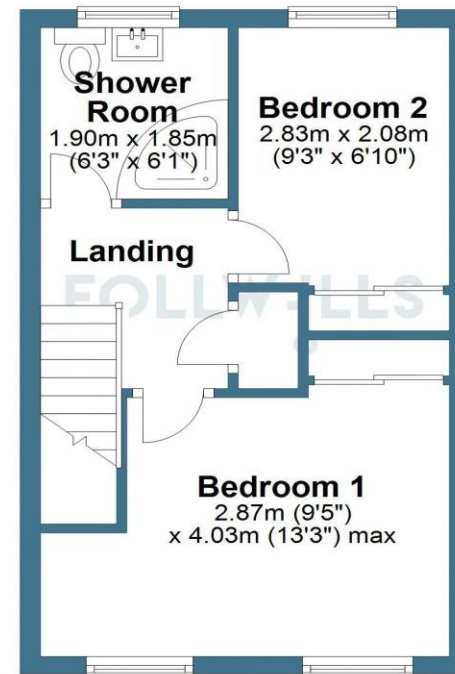
1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All 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.