

6 Camborne Crescent, Newcastle, Staffordshire, ST5 3NH

FOLLOWWELLS



- Traditional three bedroom semi-detached house
- Popular & Sought After Location
- Large Garden to Rear
- Off road Parking & Garage
- Recently Modernised & Newly Decorated
- Open Plan Dining Kitchen

3 

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Monthly Rental Of: £1,150
Security Deposit: £1,325

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A traditional three bedroom, semi-detached house situated in a quiet and much sought after residential location. The property has been modernised in recent years including replacement kitchen and bathroom and has been newly redecorated in preparation for a new tenant.

Externally there is a generous garden to the rear affording a good level of privacy whilst at the front there is off road parking and a single garage.

The property is entered via a reception hall with stairs leading to the first floor and having useful under stairs storage cupboards. There is a sitting room with bay window to the front elevation and a large, open plan kitchen and dining area with the kitchen having integrated appliances including electric oven, four ring induction hob and dishwasher. A peninsula unit divides the kitchen area from the dining area which is of a good size with window looking out to the rear garden. A door from the kitchen leads to a side porch with external door to the garden and a ground floor WC. There is also internal access to the single garage.

To the first floor are two double bedrooms and one single all served by a family bathroom having panel bath with shower above, pedestal wash basin and WC.

Outside is a flagged driveway providing off road parking with access down the side of the garage to the large rear garden being mainly laid to lawn with mature shrub beds.





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 (£285). 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 (£1,440). This will be held with the tenancy deposit scheme.



IMPORTANT INFORMATION

All mains services connected

Gas Central Heating

Council Tax band 'D'

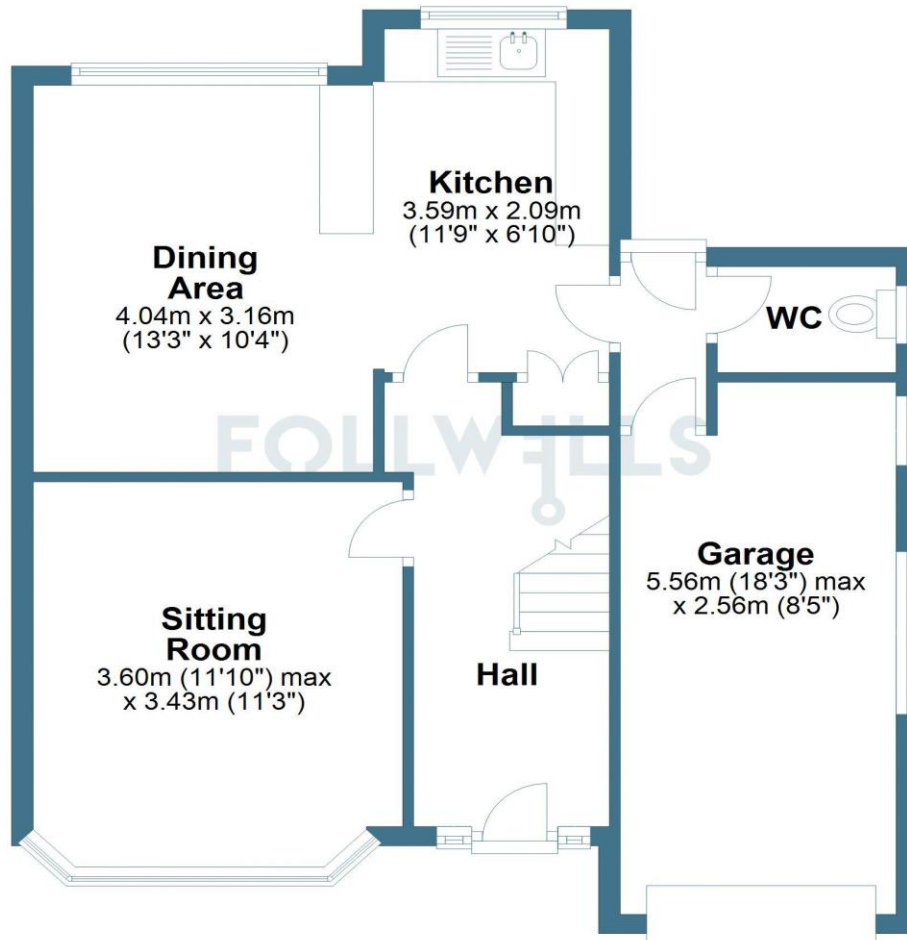
EPC rating 'D'

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

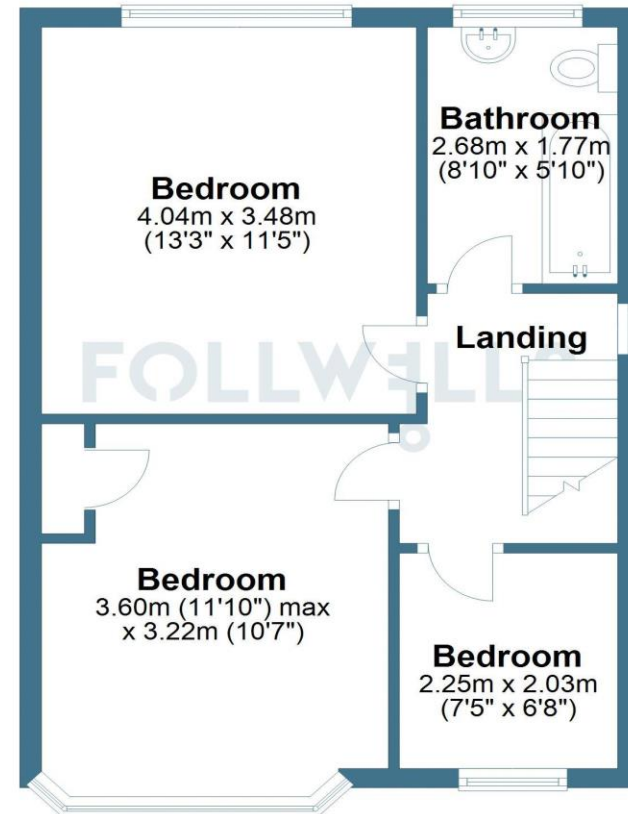
SECURITY DEPOSIT A deposit is payable prior to the tenancy commencing, equivalent to five weeks. This will be held by the tenancy deposit scheme.

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.

Ground Floor



First Floor



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