



Post Lane, Endon, ST9 9DT.
Monthly Rental Of £750.00 pcm

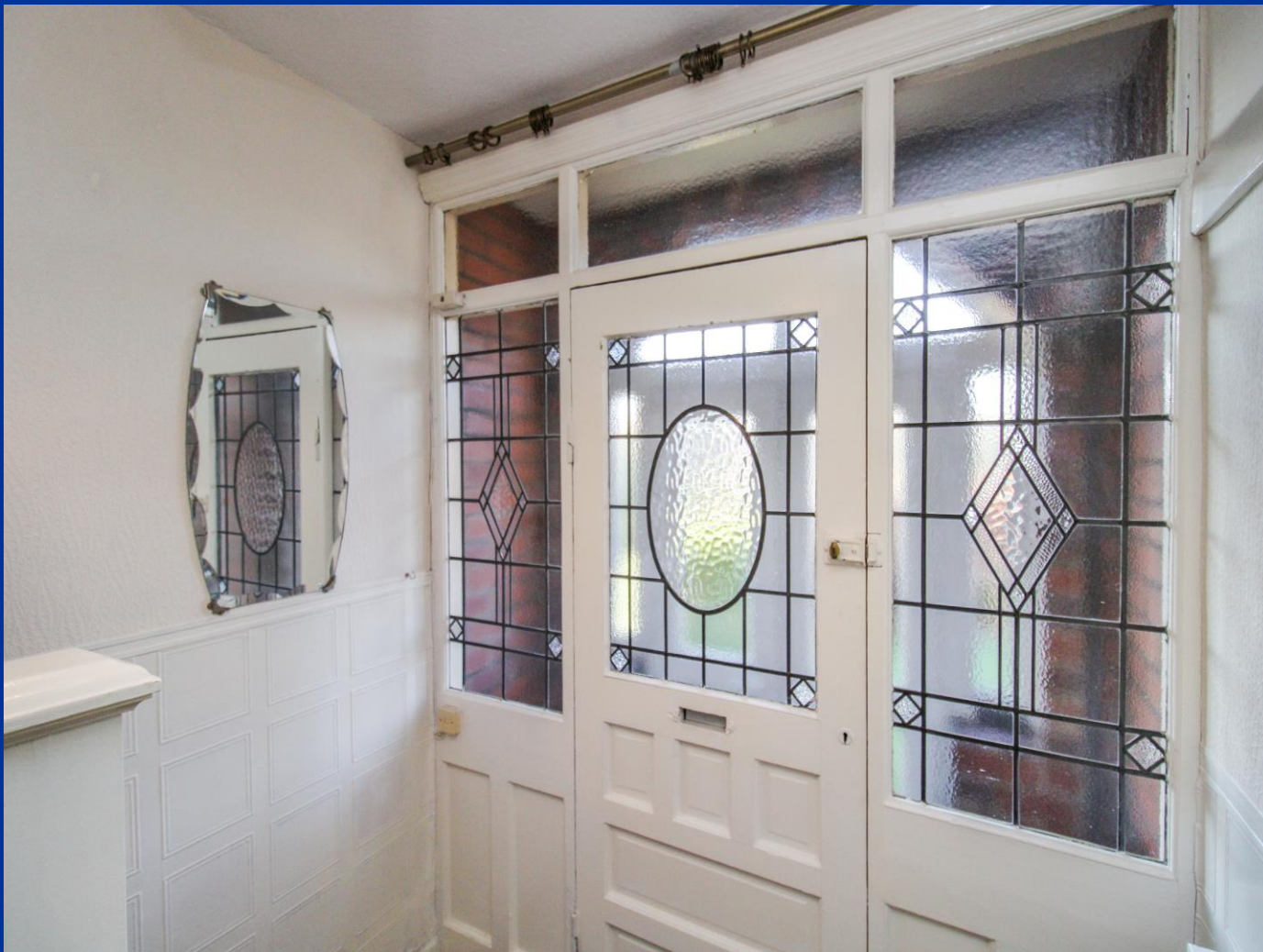
Whittaker Est. 1930
& Biggs

Post Lane, Endon ST9 9DT.

This property is to be let on a Six Month Assured Shorthold Tenancy Agreement at a rental of Monthly Rental Of £750.00 per calendar month with a Monthly Rental Of £750.00 deposit payable. The tenant will be responsible for all outgoings i.e. Council Tax, Water, Electric and Gas.

An excellent rental opportunity 1930s Period property with some original art deco features. This three bedroom, two reception room, semidetached property boasts spacious off road parking in addition to a garage as well as large rear garden. The home is located in the sought after area of Endon with exceptional commuting links to Stoke-On-Trent, Motorways and the market town of Leek. To the first floor situates a porch, hallway, living room, dining room, and kitchen that is currently been refurbished, storage, rear hallway and WC. To the first floor are three sizable bedrooms and a family bathroom. Externally the home offers front and rear gardens with off road parking plus a garage to the side, plus a stone slab patio. The property is to be let on a six month Assured Shorthold Tenancy Agreement at a rental of £750.00 per calendar month with a £750.00 deposit payable at the commencement of the Tenancy.

Situation



In detail the accommodation comprises:

Porch

UPVC double glazed double doors to the front elevation.

Hallway

Original Wood door to the front elevation with original period leaded glass features, stairs to the first floor, radiator, under stair storage cupboard with ample space for storage with window to side aspect.

Living Room 12' 11" x 10' 11" (3.94m x 3.33m)

UPVC double glazed bay window to the front elevation, radiator, Original 1930's period open fire place, with tiled hearth, tiled surround, wooden mantel;

Dining Room 11' 10" x 10' 11" (3.61m x 3.33m)

UPVC double glazed window to the rear elevation, radiator.

Kitchen 7' 10" x 6' 3" (2.39m x 1.91m)

UPVC double glazed window to the side elevation, a range of units to the base and eye level, radiator, stainless steel sink with drainer, chrome mixer tap, plumbing for a washing machine, tiled surround. Currently been renovated.

Rear Hallway

UPVC double glazed door and window to the side elevation.

Storage 4' 11" x 3' 3" (1.51m x 1m)

Storage cupboard with ample storage space.

WC 5' 1" x 2' 11" (1.57m x 0.89m)

Lower level WC, boiler, window to the side elevation

First Floor

Landing

UPVC double glazed window to the side elevation.

Bedroom One 11' 11" x 11' 0" (3.64m x 3.35m)

UPVC double glazed window to the rear elevation, radiator, Original 1930's period open fire place, with tiled surround.

Bedroom Two 10' 10" x 10' 11" (3.31m x 3.33m)

UPVC double glazed window to the front elevation, Original 1930's period open fire place, tiled surround.

Bedroom Three

UPVC double glazed window to the front elevation, radiator.

Bathroom 6' 0" x 6' 5" (1.84m x 1.95m)

UPVC double glazed window to the rear elevation, panel bath with shower over, pedestal wash hand basin, lower level WC, radiator.

Note:

Council Tax Band: D

EPC Rating: D

Viewings:

All viewings are strictly by appointment only.

For further details please contact:

Lorraine Jones

Tel: 01538 372006

leek@whittakerandbiggs.co.uk



Tenancy

In most cases the tenancy will be an assured shorthold tenancy for a minimum period of six months. Sometimes longer periods can be agreed and in many cases renewals are possible, but you are advised to check prior to signing the agreement. Renewals will only be possible if tenancy terms have been complied with.

Rent will normally be payable monthly in advance by bank standing order, but agreed payment terms will be set out in the tenancy agreement. Rent is fully exclusive of all outgoings (unless specifically notified otherwise in these particulars). Rent cannot be paid by debit/credit card or cash.

A copy of the draft agreement can be provided on request and we recommend that intending tenants read it and raise any queries or concerns prior to signing.

Right to Rent

Landlords and agents have a legal obligation to ensure that tenants are entitled to rent. Prior to any tenancy starting, all tenants will be obliged to produce proof of ID and current address.

Damage Deposit

A damage deposit will be taken at the start of the tenancy. This is normally the equivalent of one month's rent, but may be increased where pets are permitted or there are valuable contents. This is held by The Deposit Protection Service, in

accordance with legal requirements. Payment must be made by BACS. Credit/Debit Cards are not accepted.

Insurance

The landlord will be responsible for keeping insured the premises and the landlord's fixtures/fittings. Tenants are obliged to take out Tenants' Contents Insurance (we recommend this includes accidental damage to the property or landlord's contents).

Pets

Pets are not normally permitted, but some landlords will agree, subject to an increased deposit. Those tenants with pets are advised to check beforehand.

Furniture/fittings

Most houses offered by Whittaker and Biggs are unfurnished, but may include kitchen white goods. Prospective tenants are advised to check when viewing what will be provided at a particular property. A detailed independent inventory will be provided at the outset of the agreement.

Fees:

Unpaid Rent Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security

device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement of keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request) £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instruction as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instruction, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Payments

Rent and damage deposits must be paid by BACS. Where there is agreement to pay by Cheque, please allow seven working days for clearance. Tenants cannot move in until **all** payments have cleared.

Important

Whittaker & Biggs for themselves and for the vendors/lessors of this property who's agents they are, give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agent has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used in their brochures and window displays are taken with non standard lenses.

Directions

agency_online_address}

T: 01538 372006

E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**