



Hillswood Avenue, Leek, ST13 8EG.
Monthly Rental Of £650 pcm

Whittaker
& Biggs Est. 1930

Hillswood Avenue, Leek ST13 8EG.

This property is to be let on a Six Month Assured Shorthold Tenancy Agreement at a rental of Monthly Rental Of £650 per calendar month with a Monthly Rental Of £650 deposit payable. The tenant will be responsible for all outgoings i.e. Council Tax, Water, Electric and Gas.

Spacious three Bedroom semi-detached family home having En-Suite facilities to Master boasting off road parking and gardens. Ideally situated to the West end of town within the catchment for the popular Westwood Schools and in walking distance of Leek town centre. Available end of November 2019. The property is to be let on a six month Assured Shorthold Tenancy Agreement at a rental of £625.00 per calendar month with a £625.00 deposit payable at the commencement of the tenancy.



In detail the accommodation comprises:

Entrance Hall

Having double radiator, centre light point, door to front aspect, staircase off.

Downstairs Cloakroom

Housing Low level W.C. , wash hand basin, single radiator, UPVC double glazed window to front aspect, central light point, ceiling mounted extractor fan, cushioned flooring.

Living Room

Having UPVC double glazed window to front aspect, feature marble fireplace incorporating electric fire in carved surround, double radiator, coving ceiling mounted smoke alarm, television aerial point, power points, Under-stairs store cupboard off.

Dining Kitchen

Range of beech effect units thereto comprising base cupboards and drawers incorporating Electrolux oven, Rolled top work surface over with inset one and a half bowl stainless sink unit having chrome mixer tap over, four ring brushed chrome gas hob, tiled splashbacks. Range of matching wall cupboards incorporating extractor fan, concealed wall mounted Glow Worm gas fired central heating boiler, double glazed sliding patio door to rear aspect, double radiator, two ceiling light points, ceiling mounted smoke alarm, cushioned flooring.

First Floor

Landing

Having central light point, ceiling mounted smoke alarm, loft access.

Master bedroom

Having UPVC double glazed window to front aspect, double radiator, central light point, television aerial point, telephone point, power points.

En-suite

Comprising fully tiled shower cubical incorporating chrome fitment, pedestal wash hand basin, low level W.C. part tiled walls, single radiator, UPVC double glazed window to front aspect, shaver point, centre light point, ceiling mounted extractor fan, cushioned flooring.

Bedroom 2

Having UPVC double glazed window to rear aspect, radiator, centre light point, power points,

Bedroom 3

Having UPVC double glazed window to rear aspect, radiator, center light point, power points.

Bathroom

White suite comprising panelled bath, pedestal wash hand basin, low level W.C., part tiled walls, UPVC double glazed window to side aspect set on tiled sill, central light point, shaver point ceiling mounted extractor fan.

Outside

The property is approached from Hillswood Avenue over a Tarmac driveway providing off road parking with adjoining small lawn area. Paved path leading to rear of the property. Enclosed gardens to the rear being laid to lawn with inset flagged patio, timber fenced boundaries, timber shed.

Note:

Council Tax Band:

EPC Rating: To be advised

Viewings:

All viewings are strictly by appointment only.

For further details please contact:

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 outgoing (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

From our Derby Street Leek offices, proceed to Ball Haye Street and turn left. At the traffic lights, turn left into Stockwell Street. Follow this road for a short distance and after passing the old church on the right hand side, take the left hand fork into West Street. Follow this road taking the second right into Garden Street and the second left into Frith Street which becomes Hillswood Avenue where the property is located on the right hand side identifiable by the Agents 'To Let' Board.

agency_online_address}

T: 01538 372006

E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

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