



Marlborough Crescent, Endon, ST9 9HN.
£900 pcm

Whittaker Est. 1930
& Biggs

Marlborough Crescent, Endon, ST9 9HN.

This property is to be let on a Six Month Assured Shorthold Tenancy Agreement at a rental of £900 per calendar month with a £900 deposit payable. The tenant will be responsible for all outgoings i.e. Council Tax, Water, Electric and Gas.

TO LET This recently renovated bungalow is located within a much sought after residential area, with country walks close by and great links to the Potteries and Leek. You're welcomed into the property into the hall which has a store cupboard to the right.

The kitchen has a range of contemporary units, an integral hob, oven, extractor fan and room for a washing machine.

At over 5 metres in length, the living room has plenty of space and features an electric log burner style fire with wood mantel. To the rear of the property are two well-proportioned bedrooms.

The bathroom has a contemporary suite which is comprised of a panel bath with drencher shower, low level WC, vanity wash hand basin and heated towel rail. Externally the rear garden has a lawn and a paved patio. The frontage has a paved drive, an area laid to lawn and a detached garage with electric door.

The property is to be let on a long term Assured Shorthold Tenancy Agreement at a rental of £900.00 per calendar month with a £900.00 deposit at the commencement of the tenancy. Available now

Situation

The home is within the catchment for the ever popular Endon Schools and local village amenities. Good commuting to The Potteries, Motorway Network or the market town of Leek.



In detail the accommodation comprises:

Entrance Hallway

UPVC double glazed door, store cupboard, radiator.

Kitchen 7' 11" x 8' 7" (2.41m x 2.61m)

UPVC double glazed window to the side aspect, UPVC double glazed glazed to the side, good range of units to the base and eye level, Lamona four ring hob, Lamona integral oven, extractor fan, stainless steel sink and chrome mixer tap, part tiled, space for a washing machine, radiator.

Living Room 18' 5" x 11' 8" (5.61m x 3.56m)

UPVC double glazed window to the frontage, radiator, electric fire, slate hearth, wood mantel, glazed window to the inner hall.

Inner Hallway

Store cupboard.

Bedroom One 9' 11" x 11' 3" (3.02m x 3.42m)

UPVC double glazed window to the rear, radiator.

Bedroom Two 9' 11" x 9' 5" (3.03m x 2.87m)

UPVC double glazed window to the rear, radiator.

Bathroom 6' 7" x 5' 5" (2.01m x 1.66m)

UPVC double glazed window to the side aspect, heated towel rail, low level WC, vanity hand wash basin, chrome mixer tap, panel bath, chrome mixer tap, drencher shower, hand held shower, wall mounted chrome mixer tap, shower screen.

Externally

Rear garden laid to lawn, paved patio area, well stocked borders. Frontage laid to lawn, well stocked borders, paved drive.

Detached Garage

Electric door.

Note:

Council Tax Band: C

EPC Rating: E

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 Leek town centre proceed out of town on the A53 Newcastle Road passing through the village of Longsdon, upon reaching the village of Endon after passing the Plough Inn public house take the first right into Hillside Avenue, follow this road which bears right becoming Greenfield Road and take the first right into Marlborough Crescent where the property will then be seen on the left hand side identifiable by the agents for sale board.

agency_online_address}

T: 01538 372006

E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**