

3 Tudor Court, Loring Road, Porthill, Newcastle, Staffs, ST5 8RR



To Let Exclusive at £575 PCM

Bob Gutteridge Estate Agents are pleased to offer to the rental market this smartly presented first floor apartment situated in this ever popular Porthill location which provides ease of access to local shops, schools and amenities as well as being well placed for access to the A34 & A500. This home offers double glazing along with electric heating and in brief the accommodation comprises of entrance lobby, spacious lounge / diner, fitted kitchen, master bedroom with fitted wardrobe and a bathroom. Externally the property is set on maintained grounds. **Viewing Advised !**

ENTRANCE LOBBY

With frosted glazed front access door, spotlight fitting and double doors reveal access off to first floor landing.

L-SHAPED LOUNGE/DINING ROOM 4.72m red in dining area to 2.11m x 5.97m red 4.11 (15'6 red in dining area to 6'11 x 19'7 red 13'6)

With aluminium double glazed sliding patio door to front, artex to ceiling, coving, two five lamp halogen chrome and glass light fittings, two wall mounted electric radiators, brick feature fire surround with mantle shelf, coal effect electric fire, t.v. aerial point and Sky connection point subject to usual transfer regulations, BT telephone point subject to usual transfer regulations and ten power points.



FITTED KITCHEN 2.74m x 2.08m (9' x 6'10)

With double glazed window to side, artex to ceiling, coving, three lamp spotlight fitting, range of base and wall mounted textured storage cupboards providing ample cupboard and drawer space with round edge work surface with built-in stainless steel sink unit with mixer tap above, ceramic splashback tiling in high gloss white tiles, built-in fridge and freezer, electric cooker with double oven beneath and extractor hood above, electric radiator and six power points.



MASTER BEDROOM 2.74m x 2.92m (9' x 9'7)

With double glazed window to front, artex to ceiling, coving, three lamp halogen chrome light fitting, access to loft space (not for tenants use), six power points, t.v. aerial point and wall mounted electric radiator. Sliding mirrored wardrobe door reveals built-in wardrobe providing ample hanging and storage space.



BATHROOM 1.78m x 2.51m (5'10 x 8'3)

With access to loft space, three spotlight fittings including extractor fitting, ceramic wall tiling in high gloss white tiles with inset decorative border tile, white suite comprising built-in dual flush WC, built-in sink unit with vanity cupboard beneath providing shelving and storage space and panelled bath unit with glazed shower screen and Mira electric shower.



EXTERNALLY

The property is situated on a maintained development enjoying maintained communal gardens plus off road parking for vehicle.

TERMS

The property is offered to let for a minimum term of six months at £575.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £663.46 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £132.69 which, subject to successful referencing, will form part of the deposit. The holding deposit will be forfeit if certain conditions are not met by the applicant, further details can be obtained from the Agent prior to applying.

No Pets, No Smoking.

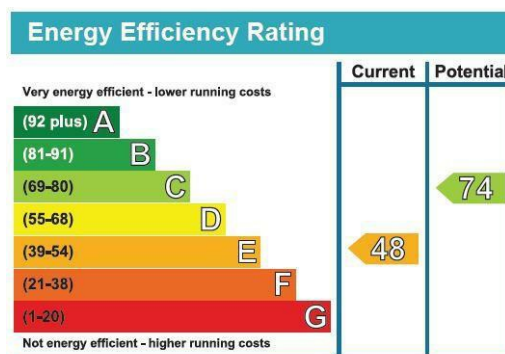
Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

COUNCIL TAX

Band 'A' amount payable to Newcastle under Lyme Borough Council.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

