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22 Tiber Drive, Chesterton, Newcastle, Staffs, ST5 7QD



To Let Exclusive at £695 PCM

Bob Gutteridge Estate Agents are pleased to offer to the rental market this well presented semi detached bungalow situated in a cul de sac location in Chesterton which provides ease of access to the Village where local shops, schools and amenities can be located. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, lounge / dining room, fitted kitchen, fully tiled bathroom, master bedroom and a utility room. Externally the property offers gardens to front and rear along with off road parking and a detached brick garage. Viewing Advised !

ENTRANCE HALL 2.44m maximum x 1.70m (8'0" maximum x 5'7")

With Upvc door to side aspect, spotlight, laminate flooring, power point, access to loft space, airing cupboard housing hot water cylinder along with providing ample domestic drying space and storage space and doors to rooms including;

LOUNGE / DINING ROOM 4.57 x 2.82 (15'0" x 9'3")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, wall mounted gas fire, laminate flooring and power points.

FITTED KITCHEN 3.71m x 1.57m (12'2" x 5'2")

With Upvc double glazed window to front, a range of base and wall mounted storage cupboard providing ample domestic cupboard space and drawer space, granite effect round edge work surfaces with inset stainless steel sink unit with mixer tap above, integrated four ring electric hob unit with extractor hood above plus oven beneath, plumbing for automatic washing machine, ceramic splashback tiling to walls, ceramic floor tiling, panelled radiator, power points and an Ideal boiler providing the domestic hot water and central heating systems. Door leads off to;

FULLY TILED BATHROOM

With Upvc double glazed frosted window to rear, ceramic wall tiling, a white suite comprising of low level WC, wall mounted sink unit with mixer tap above, panelled bath unit with mixer tap plus shower attachment, ceramic tiled flooring and panelled radiator.

BEDROOM ONE 3.76 x 2.69 (12'4" x 8'10")

With aluminium double glazed sliding patio door to rear, pendant light fitting, panelled radiator, laminate flooring, power points and mirrored doors reveal wardrobe providing ample domestic hanging space and storage space. Access off to;

UTILITY ROOM 2.26m x 1.83m (7'5" x 6'0")

With double glazed door to side aspect, Upvc double glazed windows to side and rear aspects, round edge work surface, ceramic tiling to flooring and power point.

EXTERNALLY

FORE GARDEN

Bounded by mature hedges to borders, lawn section, a tarmac driveway provides off road parking and metal gates provide access off to;

REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges, lawn section to frontage with tarmac driveway providing ample off road parking, wrought iron gates and access off to;

DETACHED BRICK GARAGE 4.65m x 3.07m (15'3" x 10'1")

With metal up and over door, single window to side, power points and lighting.

COUNCIL TAX

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

SERVICES

Main services of gas, electricity, water and drainage are connected.

TERMS

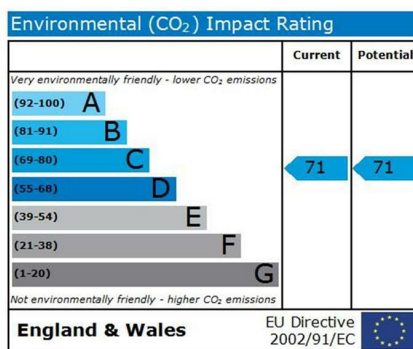
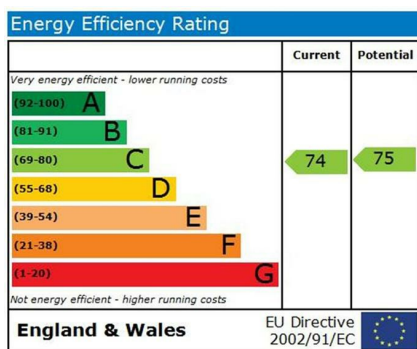
The property is offered to let for a minimum term of six months at £695.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £801.92 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £160.38 which, subject 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.



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

