

24 Rugby Close, Seabridge, Newcastle, Staffs, ST5 3JN



To Let Exclusive at £1,100 PCM

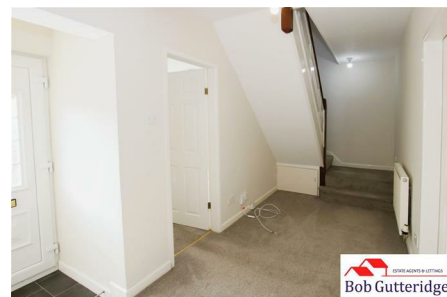
Bob Gutteridge Estate Agents are delighted to bring to the rental market this desirable detached home situated in this ever popular Seabridge location. This home offers the modern day comforts of Upvc double glazing along with combi gas central heating and in brief the accommodation comprises of entrance hall, lounge, open plan fitted kitchen / diner, utility room and to the first floor are three generous bedrooms along with an en-suite shower room and first floor bathroom. Externally the property is set on a generous plot with both gardens to front and rear along with off road parking and an attached brick garage. This wonderful home should be viewed at a potential tenants earliest convenience !

ENTRANCE LOBBY

With Upvc double glazed frosted front access door with inset lead pattern, Upvc double glazed panels to sides with inset lead pattern, pendant light fitting, vinyl cushion flooring and access to;

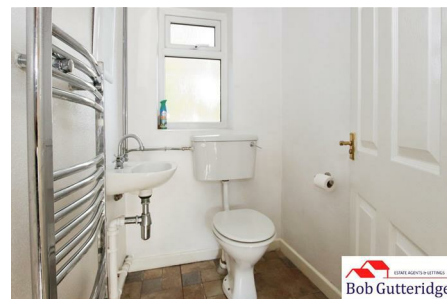
ENTRANCE HALL

With pendant light fitting, battery/mains smoke alarm, panelled radiator, Virgin and BT telephone points (subject to usual transfer regulations), power points, coat hooks and door leads off to;



DOWNSTAIRS WC 1.65m x 1.24m (5'5" x 4'1")

With Upvc double glazed frosted window to rear, pendant light fitting, white suite comprising low level WC, wall mounted sink unit with mixer tap above, chrome towel radiator, vinyl cushion flooring.



LOUNGE 5.77m x 3.48m (18'11" x 11'5")

With Upvc double glazed bow window to front with inset lead pattern, coving to ceiling, three lamp light fitting, Virgin media connection point (subject to usual transfer regulations), TV aerial lead, power points, feature fireplace with inset modern coal effect electric fire and TV aerial.



FITTED KITCHEN/DINING ROOM 5.74m x 3.30m (18'10" x 10'10")

With Upvc double glazed window to sides and rear aspects, Upvc double glazed French doors to rear with double glazed units to side, six spotlight fittings, pendant light fitting, panelled radiator, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in Lamona four ring ceramic hob unit with extractor hood above and oven beneath, built in bowl and a half stainless steel sink unit with chrome mixer tap above, integrated Indesit dishwasher, tile effect laminate flooring, panelled radiator, power points and door leads off to;



UTILITY ROOM 1.73m x 1.42m (5'8" x 4'8")

With Upvc double glazed frosted side access door, pendant light fitting, a Worcester combination boiler providing domestic hot water and central heating systems, CO2 detector, extractor fan, base mounted soft cream storage cupboards with round edge work surface along with built in stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, panelled radiator and power points.

FIRST FLOOR LANDING

With Upvc double glazed window to side with inset lead pattern, pendant light fitting, battery/mains smoke alarm, panelled radiator, power points and door leads off to;



BEDROOM ONE (FRONT) 4.45m x 3.51m (14'7" x 11'6")

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, panelled radiator, power points, built in wardrobe providing ample domestic hanging and storage space etc and door leads off to;



EN-SUITE SHOWER ROOM 2.26m x 1.17m (7'5" x 3'10")

With two spotlight fittings, extractor fan, fully tiled in high glaze wall ceramics with inset feature tilework, ceramic tiled flooring, a white suite comprising low level WC, wall mounted sink unit with chrome mixer tap above, walk in thermostatic direct flow shower and chrome towel radiator.



BEDROOM TWO (REAR) 3.33m x 2.79m (10'11" x 9'2")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



BEDROOM THREE 2.87m x 2.64m (9'5" x 8'8")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, access to loft space and power points.

FIRST FLOOR BATHROOM 2.64m x 1.73m (8'8" x 5'8")

With Upvc double glazed frosted window to side, three spotlight fittings, extractor fan, ceramic wall tiling with inset feature tilework, ceramic tiled flooring, a white suite comprising low level WC, pedestal sink unit with chrome mixer tap above, "P" shaped bath/shower unit with thermostatic direct flow shower above and chrome towel radiator.



EXTERNALLY

FORE GARDEN

Bounded with garden brick walls and timber fencing to borders, a double brick paved driveway provides off road parking, lawn section and shrubs and plants to borders.



REAR GARDEN

Bounded by timber post and timber fencing along with mature hedge with gravelled area providing patio and sitting space, lawn section with shrubs and plants to borders and further gravelled area to rear providing further patio and sitting space and access to a garden timber summer house providing ample domestic external storage space.



ATTACHED GARAGE 4.72m x 2.72m (15'6" x 8'11")

With metal up and over door, Upvc double glazed window to rear with inset lead pattern, panelled rear access door, florescent tube light fitting, electricity consumer unit and meter, Belfast sink unit with hot and cold water supply and ample domestic drying space and storage space.

COUNCIL TAX

Band 'E' 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 £1100.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £1269.23 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £253.84 which, subject to successful referencing, will form part of the first months rent. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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

