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101 Watlands View, Porthill, Newcastle, Staffs, ST5 8AG



To Let Exclusive at £675 PCM

Bob Gutteridge Estate Agents are pleased to offer to the lettings market this beautifully presented Victorian terraced home situated in this ever popular and convenient Porthill location which provides ease of access to local shops, schools and amenities as well as offering good road links to both the A34 and A500. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of storm porch, entrance hall, bay fronted sitting room, lounge, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers a fore-court and enclosed garden to the rear. We Can Also Confirm This Property Is Available Now !

STORM PORCH

With Upvc double glazed frosted front access door with double glazed frosted panel above and part panelled part glazed frosted front access door leads off to;

ENTRANCE HALL

With cornice to ceiling, pendant light fitting, feature archway, smoke alarm, stairs to first floor landing, panelled radiator, decorative dado rail and door leads off to;



BAY FRONTED SITTING ROOM 4.32m into bay x 2.57m (14'2" into bay x 8'5")

With Upvc double glazed bay window to front, cornice to ceiling, pendant light fitting, panelled radiator, power points, BT telephone point (subject to usual transfer regulations), built in meter cupboard and power points.



LOUNGE 3.63m x 3.53m (11'11" x 11'7")

With Upvc double glazed window to rear, artex to ceiling, pendant light fitting, dado rail, feature fire surround with built in living flame coal effect gas fire, Virgin media connection point (subject to usual transfer regulations), power points and door leads off to;



FITTED KITCHEN 3.58m x 2.18m (11'9" x 7'2")

With Upvc double glazed window to side, four lamp light fitting, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood block effect, stainless steel sink unit with taps above, space for condenser dryer and plumbing for automatic washing machine, space for fridge/freezer, freestanding Zanussi electric cooker, vinyl cushion flooring in slate effect, panelled radiator, CO detector, power points and a Baxi boiler providing domestic hot water and central heating systems. Access off to;



REAR LOBBY AREA

With Upvc double glazed frosted side access door, pendant light fitting, service hatch, hardwood panelling to walls, double doors reveal built in airing cupboard housing a copper hot water cylinder, vinyl cushion flooring and access to;

GROUND FLOOR BATHROOM 1.96 x 2.07 (6'5" x 6'9")

With Upvc double glazed frosted window to side, enclosed light fitting, extractor fan, double panelled radiator, fully tiled, wood effect laminate flooring, a white suite comprising low level WC, pedestal sink unit, panelled bath unit with Triton T80 electric shower above.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm, access to loft space, dado rail and doors to rooms including;



BEDROOM ONE (FRONT) 3.56m x 3.53m plus recess (11'8" x 11'7" plus recess)

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



BEDROOM TWO (REAR) 3.63m plus recess x 3.56m (11'11" plus recess x 11'8")

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



EXTERNALLY

FORE COURT TO FRONTAGE

Bounded by garden brick walls with gravelled area providing ease of maintenance and paved pathway.

REAR YARD

Bounded by garden brick walls along with timber post and timber fencing, timber gate provides pedestrian access to the rear of the property and paved providing ease of maintenance.



COUNCIL TAX

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

SERVICES

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

TERMS

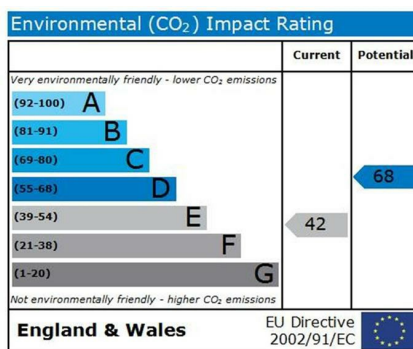
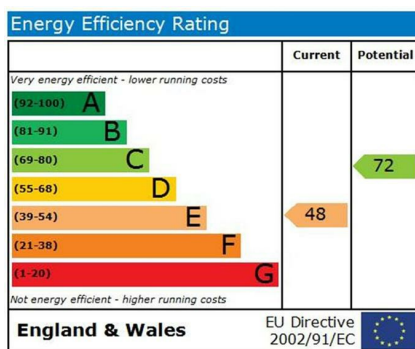
The property is offered to let for a minimum term of six months at £675.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £778.84 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £155.76 which, subject 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.



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

