

20 The Limes, Off First Avenue, Porthill, Newcastle,



To Let Exclusive at £995 PCM

Bob Gutteridge Estate Agents are delighted to bring to the rental market this beautifully presented modern day detached home situated in this pleasant leafy district of Porthill which is in a convenient location near local shops, schools and amenities as well as being well placed for access to both the A34 & A500. This well presented home offers the benefits of Upvc double glazing along with combi central heating. The accommodation provides entrance lobby, spacious lounge, fitted kitchen / diner and to the first floor are three bedrooms along with a first floor family bathroom. Externally the property offers gardens to front and rear along with off road parking and a detached brick garage. Internal inspection essential !

ENTRANCE LOBBY

With Upvc double glazed frosted front access door with inset lead pattern, pendant light fitting, electricity consumer unit, panelled radiator, modern grey laminate flooring and door leads off to;

LOUNGE 4.47m x 4.65m maximum (14'8" x 15'3" maximum)

With Upvc double glazed bow window to front with inset lead pattern, coving to ceiling, pendant light fitting, smoke alarm, wall mounted thermostat, double panelled radiator, TV aerial connection, modern grey laminate flooring, feature fireplace with marble hearth and inset with modern electric coal effect fire, power points and door leads off to;



FITTED KITCHEN/DINER 4.65 x 2.36 (15'3" x 7'9")

With Upvc double glazed sliding patio door to rear, Upvc double glazed rear access door with double glazed unit to side, coving to ceiling, three lamp light fitting, pendant light fitting, double panelled radiator, base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half stainless steel sink unit with mixer tap above, built in four ring gas hob unit with oven beneath plus extractor hood above, space for freestanding fridge/freezer, plumbing for automatic washing machine, ceramic splashback tiling, modern grey laminate flooring, power point and door to built in store cupboard.



FIRST FLOOR LANDING

With frosted Upvc double glazed window to side, access to loft space, pendant light fitting, smoke alarm, power point and doors leading off to rooms including;



BEDROOM ONE (FRONT) 3.48 x 2.57 (11'5" x 8'5")

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, panelled radiator, four power points and t.v. aerial point.



BEDROOM TWO (REAR) 3.45 x 2.51 (11'4" x 8'3")

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



BEDROOM THREE 2.49 x 2.06 (8'2" x 6'9")

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



FIRST FLOOR BATHROOM 2.44 maximum x 1.98 (8'0" maximum x 6'6")

With Upvc double glazed frosted window to front with inset lead pattern, extractor fan, enclosed light fitting, electric shaver socket, modern chrome towel radiator, fully tiled in modern grey wall ceramics with inset decorative mosaic border tile, a white three piece suite comprising of low level w.c., pedestal sink unit with chrome mixer tap above, panelled bath unit with chrome mixer tap plus thermostatic direct flow shower, vinyl cushion flooring and door to built in boiler cupboard housing a Ideal combination boiler providing the domestic hot water and central heating systems.



EXTERNALLY

FOREGARDEN

With lawned section to frontage, apple tree, shrubs to borders, brick paved driveway providing off road parking for two or so vehicles and access along side the property providing further off road parking and access to;

REAR GARDEN

Bounded by concrete post and timber post and timber fencing with flagged area providing patio and sitting space, plum late chipping, access to a detached brick garage and external store.



VIEWING

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

DIRECTIONS

From Porthill office proceed down Porthill Bank, taking the second turning on the left hand side to First Avenue, turn third left to The Limes, turn right into the cul de sac, where number 20 will be found located on the right hand side.

TERMS

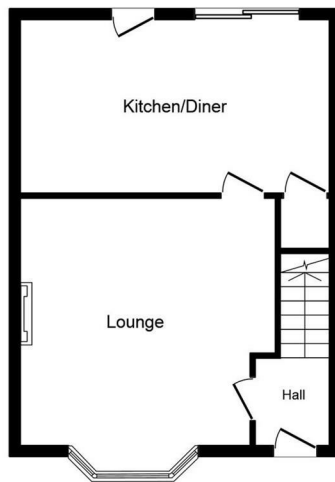
The property is offered to let for a minimum term of six months at £995.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £1148.07 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £229.61 which, subject 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.

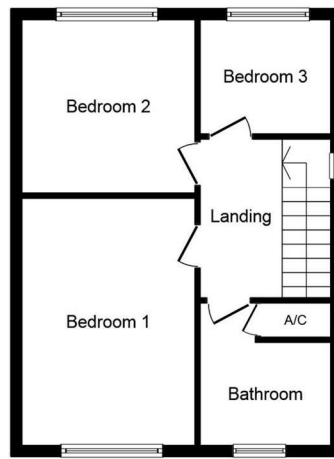
Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

COUNCIL TAX

Band C payable to Newcastle under Lyme Borough Council.



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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

