

## 8 Holly Drive, Werrington, Stoke-On-Trent, Staffs, ST2 9QG



To Let Exclusive at £695 PCM

**Bob Gutteridge Estate Agents** are pleased to offer to the rental market this desirable first floor apartment situated in a pleasant cul de sac location in Werrington. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance lobby, landing, lounge/diner, fitted kitchen, two bedrooms with the master offering built in wardrobes and a fully tiled shower room. Externally the property offers an enclosed rear garden along with off road parking for a vehicle. **Viewing Of This Home Is A Must !**

### **ENTRANCE LOBBY**

With Upvc double glazed frosted rear access door and stairs lead off to;

### **FIRST FLOOR LANDING**

With Upvc double glazed window to side, pendant light fitting, access to loft space, panelled radiator, power points, door to built in store and doors to rooms including;



### **LOUNGE / DINER 4.50m x 3.63m (14'9" x 11'11")**

With Upvc double glazed window to front, coving to ceiling three lamp light fitting, two wall light fittings, feature fireplace with modern pebble effect electric fire, TV aerial lead, BT telephone point (Subject to usual transfer regulations), panelled radiator and power points.





**FITTED KITCHEN 3.25m maximum x 2.69m (10'8" maximum x 8'10")**

With Upvc double glazed window to front, a range of base and wall mounted wood storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in high gloss granite effect with built in bowl and a half sink unit with mixer tap above, built in four ring gas hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, oak effect laminate flooring, traditional style radiator and power points.



**BEDROOM ONE 3.28m maximum x 2.74m (10'9" maximum x 9'0")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space.



## BEDROOM TWO 2.36m x 2.26m (7'9" x 7'5")

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



## SHOWER ROOM 1.93m x 1.68m (6'4" x 5'6")

With Upvc double glazed frosted window to side, spotlight fittings, a built in white suite comprising of dual flush WC, vanity sink unit with chrome mixer tap above, corner shower enclosure, ceramic wall tiling, wood effect flooring and panelled radiator.



## EXTERNALLY

### REAR GARDEN

With a gravelled driveway providing off road parking to the rear of the property concrete/timber post and timber fencing to borders and a lawn section.



## COUNCIL TAX

Band 'A' amount payable to Staffordshire Moorlands District 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 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.



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	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

