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39 Vale View, Porthill, Newcastle, Staffordshire, ST5 0AG



To Let Exclusive at £825 PCM

Bob Gutteridge Estate Agents are pleased to offer to the rental market this beautifully presented and up to date semi detached home situated in this ever popular and convenient Porthill location, which provides ease of access to the village of Wolstanton where local shops, schools and amenities can all be located as well as good road links to the A34 & A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance lobby, lounge, dining room, fitted kitchen and to the first floor are two bedrooms along with a four piece first floor bathroom. Externally the property offers gardens to front and rear along with off road parking and an attached brick garage. Available Now !

ENTRANCE LOBBY

With Upvc front access door, frosted Upvc double glazed window to side, pendant light fitting, single panelled radiator, quarry tiled flooring, power point, stairs to first floor landing and doors lead off to rooms including;

LOUNGE 4.09m x 3.76m (13'5" x 12'4")

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, ceramic tiled hearth and insert with surround and built in log effect gas fire, Virgin Media connection point (subject to usual transfer regulations), single panelled radiator, built in electricity meter cupboard with meter and consumer unit, fifteen power points and door leads off to;



DINING ROOM 3.20m x 2.39m (10'6" x 7'10")

With Upvc double glazed window to rear, part panelled part frosted Upvc rear access door, coving to ceiling, pendant light fitting, wood effect laminate flooring in oak effect, single panelled radiator, five power points, BT telephone point (subject to usual transfer regulations), door to under stairs storage cupboard with gas meter, ample domestic hanging and storage space and pendant light fitting.



FITTED KITCHEN 2.21m x 3.20m (7'3" x 10'6")

With Upvc double glazed window to rear, four lamp spotlight fitting, coving to ceiling, a range of base and wall mounted oak storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in sink unit and mixer tap above, built in Creda four ring gas hob unit, built in Creda oven, space for fridge/freezer, ceramic splash back tiling with inset fruit patterned tile, single panelled radiator, eight power points and plumbing for automatic washing machine.



FIRST FLOOR LANDING

With Upvc double glazed window to side, access to loft space (not for tenants use), two pendant light fittings, two power points, built in boiler cupboard with Worcester combination boiler providing domestic hot water and central heating systems and doors to rooms including;

BEDROOM ONE (FRONT) 4.80m reducing to 3.78m x 3.48m (15'9" reducing to 12'5" x 11'5")

With two Upvc double glazed windows to front, pendant light fitting, built in wardrobes providing ample domestic hanging and storage space, two single panelled radiators and four power points.



BEDROOM TWO 2.84m x 2.62m (9'4" x 8'7")

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



FIRST FLOOR FAMILY BATHROOM 2.82m x 2.08m (9'3" x 6'10")

With Upvc frosted double glazed window to rear, pendant light fitting, extractor fan, white suite comprising of low level dual flush WC, porcelain sink unit with vanity cupboard beneath providing ample domestic shelving and storage space with chrome mixer tap above, panelled bath unit with mixer tap and hair attachment, corner glazed shower cubicle with monobloc chrome thermostatic direct flow shower and separate hair attachment, ceramic splash back tiling, modern chrome towel radiator and wall mounted vanity mirror cupboard.



EXTERNALLY

FOREGARDEN

Bounded by concrete block walls with flagged pathways and flagged driveway providing off road parking and access which leads alongside the property to;

REAR ENCLOSED GARDEN

Bounded by concrete posts and timber fencing with flagged area providing patio and sitting space teamed down with plum slate chipping providing ease of maintenance with shrubs and plants to borders.



ATTACHED GARAGE 5.64m x 3.58m (18'6" x 11'9")

Power and light.

TERMS

The property is offered to let for a minimum term of six months at £825.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £951.92 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £190.38 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.

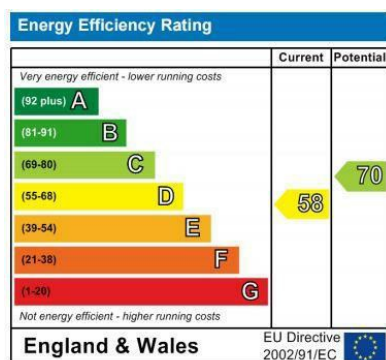
Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

VIEWING

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

SERVICES

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



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

