

2 Watlands View, Porthill  
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## 6a Queen Street, Porthill, Newcastle, Staffs, ST5 8QJ



To Let Exclusive at £750 PCM



Bob Gutteridge Estate Agents are pleased to offer to the rental market this attractively presented and spacious bay fronted semi detached home situated in this popular Porthill location which provides good access roads to both the A34 & A500. This home offers the benefits of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance lobby, bay fronted lounge, sitting room, fitted kitchen and to the first floor are two double bedrooms along with a first floor bathroom. Externally the property offers a fore court along with an enclosed rear garden.

### ENTRANCE LOBBY

With Upvc double glazed front access door with inset lead pattern, pendant light fitting, stairs to first floor landing, double panelled radiator and door leads off to;

### BAY FRONTED LOUNGE 4.09 x 3.18 (13'5" x 10'5")

With Upvc double glazed bay window to front, pendant light fitting, smoke alarm, wall mounted electric fire, Virgin Media connection point (Subject to usual transfer regulations), power points, beech wood effect laminate flooring and door leads off to;



### SITTING ROOM 4.14 x 3.33 (13'7" x 10'11")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, BT telephone point (Subject to usual transfer regulations), power points, wall mounted electric fire, door to built in store and access off to;



**FITTED KITCHEN 4.32 x 1.78 (14'2" x 5'10")**

With two Upvc double glazed windows to side, Upvc double glazed French doors to rear, two pendant light fittings, Baxi combination boiler providing the domestic hot water and central heating systems, panelled radiator, ceramic floor tiling, a range of base and wall mounted grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit, space for freestanding electric cooker and power points.



**FIRST FLOOR LANDING**

With panelled radiator, access to loft space, smoke alarm, two power points and doors lead off to rooms including;

**BEDROOM ONE (FRONT) 3.48 x 3.23 (11'5" x 10'7")**

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, power points and door reveals;



**BUILT-IN WARDROBE 1.73 x 0.81 (5'8" x 2'8")**

With pendant light fitting, providing ample hanging and storage space.

**BEDROOM TWO 3.20 x 3.30 maximum (10'6" x 10'10" maximum)**

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



**FIRST FLOOR BATHROOM 2.03 x 1.80 (6'8" x 5'11")**

With Upvc double glazed frosted window to side, white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap above and panelled bath unit with mixer tap and shower attachment above, ceramic splashback tiling, extractor fan, double panelled radiator and vinyl cushion flooring.



**EXTERNALLY**

**FORECOURT TO FRONTAGE**

With wrought iron gate providing pedestrian access to the front of the property, bounded by garden brick walls and wrought ironworks, flagged for ease of maintenance.

**ENCLOSED REAR GARDEN**

Bounded by concrete post and timber fencing, patio and sitting space, stone chippings for ease of maintenance and timber post and timber fencing to borders.



**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 £750.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £865.35 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £173.07 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

### **VIEWING**

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

### **COUNCIL TAX**

Band 'A' amount payable £1293.64 2022/23 payable to Newcastle under Lyme Borough Council.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	60   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

