

20 Taylor Street, May Bank, Newcastle, Staffs, ST5 9NB



To Let Exclusive at £700 PCM

Bob Gutteridge Estate Agents are pleased to offer to the rental market this smartly presented Victorian terraced home situated in this popular and convenient May Bank location which provides ease of access to May Bank High Street where shops and amenities can be located. 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 sitting room, lounge, fitted kitchen, bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard.

SITTING ROOM 3.43m x 3.40m (11'3" x 11'2")

With Upvc double glazed frosted front access door with double glazed skylight above, Upvc double glazed window to front, original cornice to ceiling, three lamp light fitting, electricity consumer unit, gas meter, panelled radiator, power points and part panelled part glazed door provides access off to;



LOUNGE 3.51m x 3.43m (11'6" x 11'3")

With Upvc double glazed window to rear, coving to ceiling, decorative ceiling rose, double panelled radiator, feature fire surround (fire ornamental only), modern laminate flooring, TV aerial connection, power points, door to under stairs store, stairs to first floor landing and access to;



FITTED KITCHEN 3.00m x 2.03m (9'10" x 6'8")

With Upvc double glazed window to side, three lamp light fitting, a range of base and wall mounted shaker oak effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in porcelain bowl and a half sink unit with chrome mixer tap above, built in four ring ceramic hob unit with oven beneath plus grill, plumbing for automatic washing machine, integrated fridge plus freezer, space for condenser dryer, ceramic half wall tiling, panelled radiator, power points, a gas boiler providing the domestic hot water and central heating systems. Part panelled part glazed door leads to;



REAR LOBBY

With multi-glazed stable side access door, ceramic half wall tiling, enclosed light fitting, ceramic tiled flooring, door to built in store housing the copper hot water cylinder and door to;

GROUND FLOOR BATHROOM 1.83m x 2.06m (6'0" x 6'9")

With Upvc double glazed frosted window to side, enclosed light fitting, a white suite comprising of low level WC, pedestal sink unit with mixer tap above, panelled bath unit with taps above plus Triton electric shower, double panelled radiator and oak effect flooring.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm and doors to rooms including;

BEDROOM ONE (FRONT) 3.40m x 3.43m (11'2" x 11'3")

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



BEDROOM TWO (REAR) 3.51m x 3.43m (11'6" x 11'3")

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



EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick/block walls with a timber gate providing pedestrian access to the rear of the property.

COUNCIL TAX

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

SERVICES

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

VIEWING

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

TERMS

The property is offered to let for a minimum term of six months at £700.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £807.69 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £161.53 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 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

