

## 27 Rosemary Place, Sneyd Green, Stoke-On-Trent, Staffs, ST1



To Let Exclusive at £850 PCM

Bob Gutteridge Estate Agents are delighted to bring to the rental market this recently modernised and updated semi detached home situated in this pleasant cul de sac position in Sneyd Green. The property is well placed for access to shops, schools and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance lobby, lounge, fitted kitchen/diner, downstairs WC, half brick and Upvc double glazed conservatory and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear. Viewing Advised !

### ENTRANCE LOBBY

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, Upvc double glazed window to side, pendant light fitting, stairs to first floor landing and door leads off to;

### LOUNGE 4.42m x 3.78m (14'6" x 12'5" )

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, decorative ceiling rose, smoke alarm, wall mounted thermostat, panelled radiator, wall light fitting and power points.



### **FITTED KITCHEN / DINER 4.37m x 2.72m (14'4" x 8'11")**

With Upvc double glazed patio doors to rear, enclosed light fitting, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in stainless steel sink unit with mixer tap above, built in four ring electric ceramic hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, vinyl cushion flooring, panelled radiator, space for fridge/freezer, plumbing for automatic washing machine, power points and access to;



### **REAR LOBBY AREA**

With Upvc double glazed frosted side access door, enclosed light fitting, ceramic tiled flooring, thermostat, door to under stairs store and door to;

### **DOWNSTAIRS WC 1.35m x 0.86m (4'5" x 2'10")**

With enclosed light fitting, a white suite comprising of low level WC, wall mounted sink unit and ceramic tiled flooring.



### **HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 3.38m x 2.54m (11'1" x 8'4")**

With Upvc double glazed panels to sides and rear, Upvc double glazed French doors to rear, panelled radiator, ceramic tiled flooring and power points.



## FIRST FLOOR LANDING

With pendant light fitting, smoke alarm, access to loft space, power point and doors to rooms including;



## BEDROOM ONE (FRONT) 3.43m + recess x 3.12m (11'3" + recess x 10'3")

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



## BEDROOM TWO (REAR) 3.58m reducing to 3.02m x 3.18m (11'9" reducing to 9'11" x 10'5")

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



## BEDROOM THREE (FRONT) 2.24m x 2.24m (7'4" x 7'4")

With Upvc double glazed window to front, coving to ceiling, pendant light fitting and power points.



## FIRST FLOOR BATHROOM 2.34m x 1.68m (7'8" x 5'6")

With Upvc double glazed frosted windows to side and rear aspects, three spotlight fittings, a white suite comprising of built in WC, vanity sink unit with chrome mixer tap above, panelled bath unit with mixer tap plus shower attachment, ceramic wall tiling with decorative border tile, panelled radiator and vinyl cushion flooring.



**EXTERNALLY**

**FORE GARDEN**

Bounded by concrete post and timber fencing, lawn section to frontage with mature shrubs, gate provides access alongside the property to;

**ENCLOSED REAR GARDEN**

Bounded by concrete post and timber fencing, paved area providing patio and sitting space, tiered up to a lawn section and a further paved area to rear.



**COUNCIL TAX**

Band 'A' amount payable to City of Stoke On Trent 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 £850.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £980.76 will be taken against damage/breakages etc. The

tenant will be expected to pay a holding deposit of £196.15 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 73 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 |

