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14 Holly Drive, Werrington, Stoke-On-Trent, Staffordshire, ST2



To Let Exclusive at £650 PCM

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented ground floor apartment situated in this cul de sac location in Werrington. The property offers the benefits of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, spacious lounge/dining room, modern fitted kitchen, luxury bathroom and two bedrooms. Externally the fore garden allows for off road parking for two vehicles.

ENTRANCE HALL

With Upvc double glazed frosted side access door, heat detector, pendant light fitting, ceramic tiled flooring, double panelled radiator, power point, door to built in store and door to built in boiler cupboard housing a Baxi combination boiler providing the domestic hot water and central heating systems. Access off to;



LOUNGE / DINING ROOM 4.55m x 3.35m (14'11" x 11'0")

With Upvc double glazed bay window to front, pendant light fitting, panelled radiator, Virgin Media connection point (Subject to usual transfer regulations), t.v. aerial socket, power points and feature fireplace with inset electric modern pebble effect fire.



FITTED KITCHEN 3.25m x 2.72m (10'8" x 8'11")

With Upvc double glazed window to front, three lamp light fitting, a range of base and wall mounted high gloss storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood effect with built in bowl and half stainless steel sink unit with chrome mixer tap above, built in Lamona four ring stainless steel hob unit with oven/grill beneath plus extractor hood above, stainless steel splashback, integrated slimline dishwasher, plumbing for automatic washing machine, freestanding fridge/freezer, ceramic tiled flooring, power points and heat detector.



LUXURY BATHROOM 1.96m x 1.68m (6'5" x 5'6")

With Upvc double glazed frosted window to side, enclosed light fitting, extractor fan, a white suite comprising of low level dual flush w.c., pedestal sink unit with chrome mixer tap above, "L" shaped bath / shower unit with mixer tap plus shower attachment, ceramic wall tiling in stone effect, ceramic tiled flooring and panelled radiator.



BEDROOM ONE 3.33m x 2.69m (10'11" x 8'10")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, power points and freestanding wardrobe plus matching drawers.



BEDROOM TWO 2.24m x 2.31m reducing to 1.60m (7'4" x 7'7" reducing to 5'3")

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



EXTERNALLY



FORE GARDEN

With stone chipping providing off road parking for two vehicles and access alongside the property to the side access door.

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 £650.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £750.00 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £150.00 which, subject to successful referencing, will form part of the 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 your Right to Rent under the Immigration Act 2014

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 to Staffordshire Moorlands District Council

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

