



**16 Cowley Lane,  
Gnosall,  
ST20 0DS**

**£1,100 PCM**



3



1



2



D

A well presented, semi detached house. Situated in the sought after Road of Cowley Lane in Gnosall. Close to local shops, amenities, Stafford railway station and motorway networks.

The property briefly comprises downstairs of entrance hallway, lounge with log burner, L shaped kitchen/diner and WC. Upstairs there are two double bedrooms and a single and family bathroom. Ample driveway parking to the front and rear garden overlooking fields.

Gas CH and available immediately.

Rent: £1100 pcm

Deposit: £1269 (5 weeks)

Holding Deposit: ONE WEEKS RENT – This is to reserve a property. Your Holding Deposit will be retained if any relevant person (including any guarantor(s)) provide false or misleading information, fail a Right to Rent check, withdraw from the property, or fail to take all reasonable steps to enter into a Tenancy Agreement. We will inform you in writing within 7 days of our decision should we retain your Holding Deposit. When the Tenancy Agreement commences your Holding Deposit will be deducted from your first month's rent.

EPC: D (a copy of the energy performance certificate will be available upon request and will be issued prior to commencement of the tenancy)

Council Tax Band: C (Staffordshire Council)

Term: Assured Shorthold Tenancy term to be agreed, but it will be for a minimum fixed period of 12 months.

Utilities: Mains electricity, water and drainage. Gas central heating boiler.

Broadband: Up to 2000mbps

Mobile Signal/Coverage Indoors: EE Good / O2 None / Three Good / Vodafone Limited

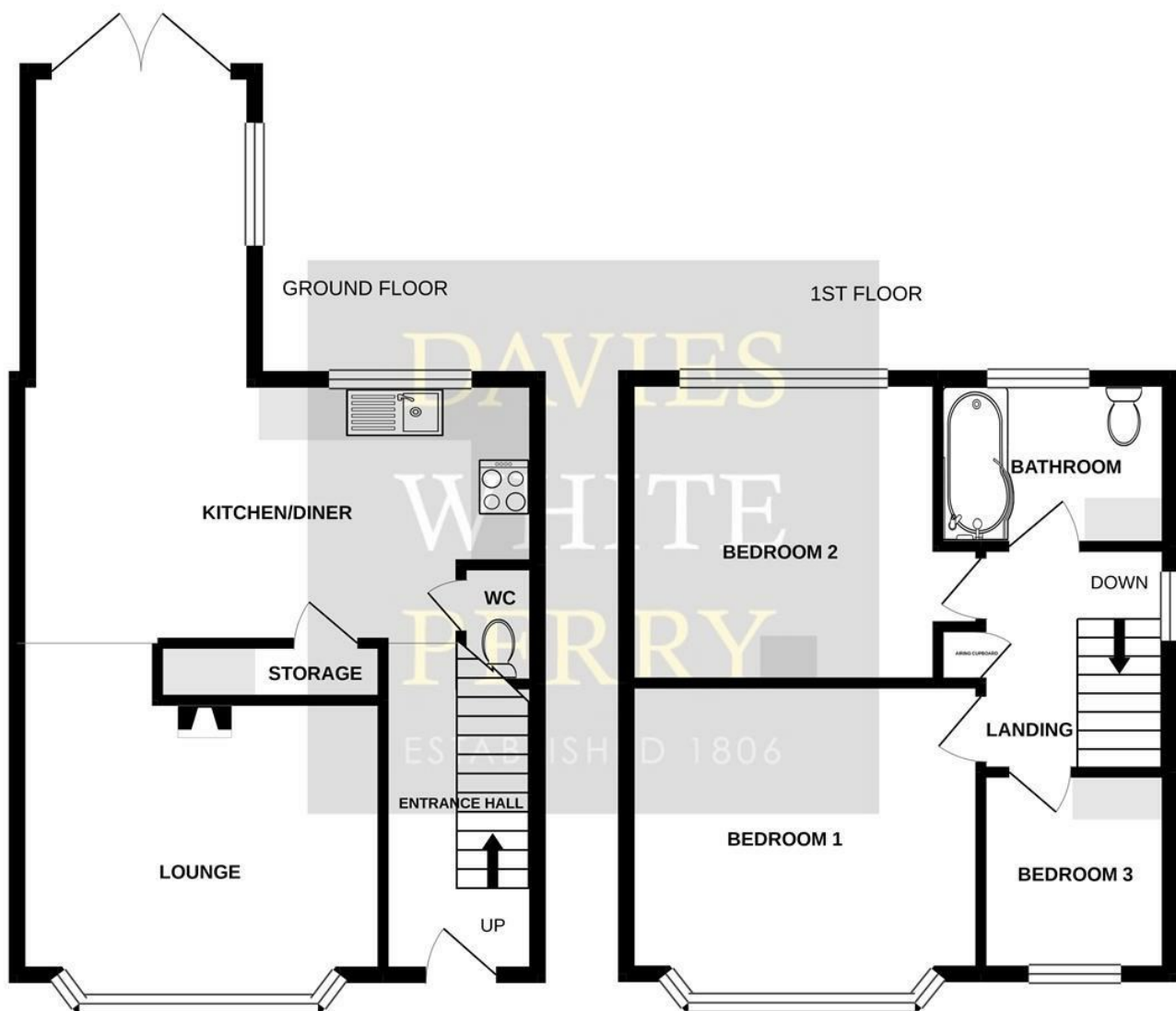
Mobile Signal/Coverage Outdoors: EE Good / O2 Variable / Three Good / Vodafone Good

Parking: Private driveway

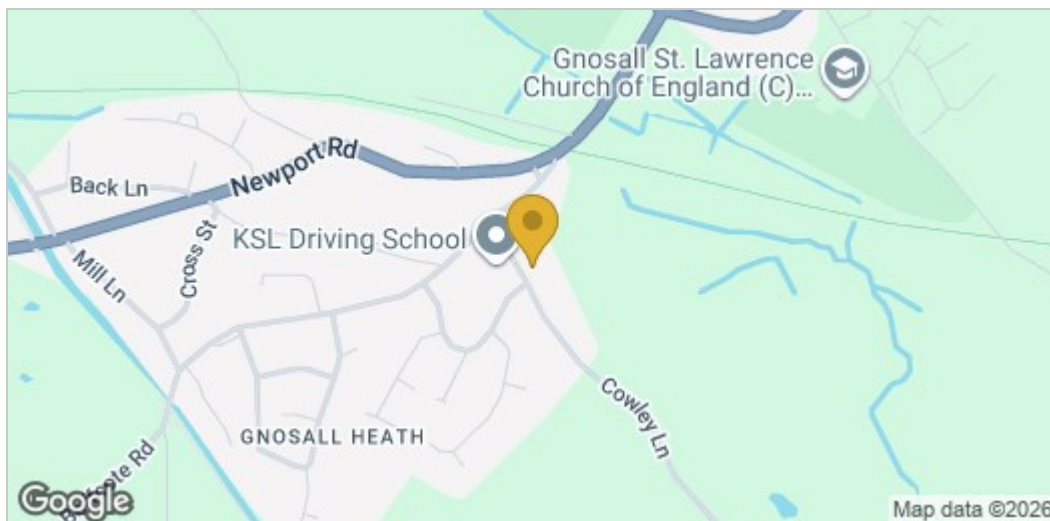
Flood Risk: Rivers & Seas – Low

Coastal Erosion Risk: None in this area

Coalfield or Mining Area: None in this area



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 86                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 65      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.