



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**65 Basford Bridge Lane, Cheddleton, ST13 7EQ**

**£1,380 Per Calendar Month**

A FOUR bedroom detached family home is available to rent in the popular village of Cheddleton having views over the countryside. This home provides delightful family sized accommodation presently comprising lounge, dining room, study, breakfast kitchen with utility and cloakroom off, to the first floor are four good sized family bedrooms, with the master offering ensuite facilities and bathroom. Externally, the property additionally offers driveway and gardens with detached double garage and further single garage at the rear elevation. Viewing is essential.





### Directions

From our Derby Street office proceed along Haywood Street and at the traffic lights turn left into Cheddleton Road. Continue along into the village of Cheddleton and at the mini roundabout turn left into Basford Bridge Lane. Follow this road down the hill where number 65 can be found on the left hand side.

### Entrance Hall

External door to front, radiator, laminate floor, staircase off.

### Study 7'10" x 6'10" (2.41 x 2.09)

Upvc double glazed window to front, radiator, laminate floor.

### Lounge 20'8" x 12'9" (6.31 x 3.91)



Max measurement. Upvc double glazed bay window to front, feature marble fireplace, radiator.

### Dining Room 11'9" x 11'9" (3.60 x 3.60)



Patio doors to rear garden, radiator, laminate floor.

### Kitchen 14'5" x 13'5" (4.40 x 4.10)



Range of units comprising base cupboards and drawers, work surfaces incorporating one and a half bowl stainless steel sink unit, matching wall cupboards, radiator, tiled floor.

### Utility

Matching base and wall cupboards, work surface incorporating stainless steel sink unit, upvc double glazed frosted window and door to side, tiled floor.

### Downstairs WC

Housing low level wc, wash hand basin, radiator, upvc double glazed frosted window to side, tiled floor.

### First Floor Landing

### Bedroom One 20'7" x 12'7" (6.28 x 3.86)



Upvc double glazed window to front, radiator.

## En Suite



Fully enclosed shower cubicle incorporating mixer shower, pedestal wash hand basin, low level wc, Upvc double glazed frosted window to side, radiator.

**Bedroom Two 12'9" x 11'9" (3.90 x 3.60)**



Upvc double glazed window to rear, radiator.

**Bedroom Three 10'1" x 12'6" (3.09 x 3.82)**



Upvc double glazed window to front, radiator.

## Bathroom



White suite comprising panelled bath with shower fitment, pedestal wash hand basin, low level wc, Upvc double glazed frosted window to side, radiator, fully tiled walls.

**Bedroom Four 12'5" x 11'9" (3.80 x 3.60)**



Upvc double glazed window to rear, radiator.

## Front Garden

The property is approached via double gates which lead to ample off road parking and adjoining gardens. Access to the rear elevation.

## Rear Gardens

Block paved patio with raised gardens.

## Double Garage 30'0" x 17'8" (9.16 x 5.40)

Concrete floor, light and power connected.

## Single Garage 24'5" x 9'8" (7.45 x 2.96)

Open fronted.

## Holding Deposit

Non-refundable Holding Deposit Requested: equal to one week's rent

PLEASE NOTE: A holding deposit will be requested from you if the landlord/s wishes to process your application. This will be to reserve the property you



have applied for, while the reference checks are being carried out. The holding deposit will be retained by Graham Watkins & Co. if the applicant or guarantor withdraws from applying for the property, fails the referencing checks or fails to sign the tenancy agreement within 15 calendar days (or other date mutually agreed in writing).

### Deposit

The deposit is typically equal to five weeks' rent (but may vary). The holding deposit and four weeks' deposit will be held together by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

### Identification

TWO separate forms of identification must be supplied along with each application. These need to be photographic and proof of current residency. Photo ID: A form of photographic ID is required for each applicant as part of your application. Passports and photographic driving licenses are both acceptable. If you do not hold a UK/European Passport you must provide a copy of your Visa/Work Permit.

Proof of Residency: A utility bill or bank statement dated within the last three months is required as part of your application. This must show your current address and be in your name.

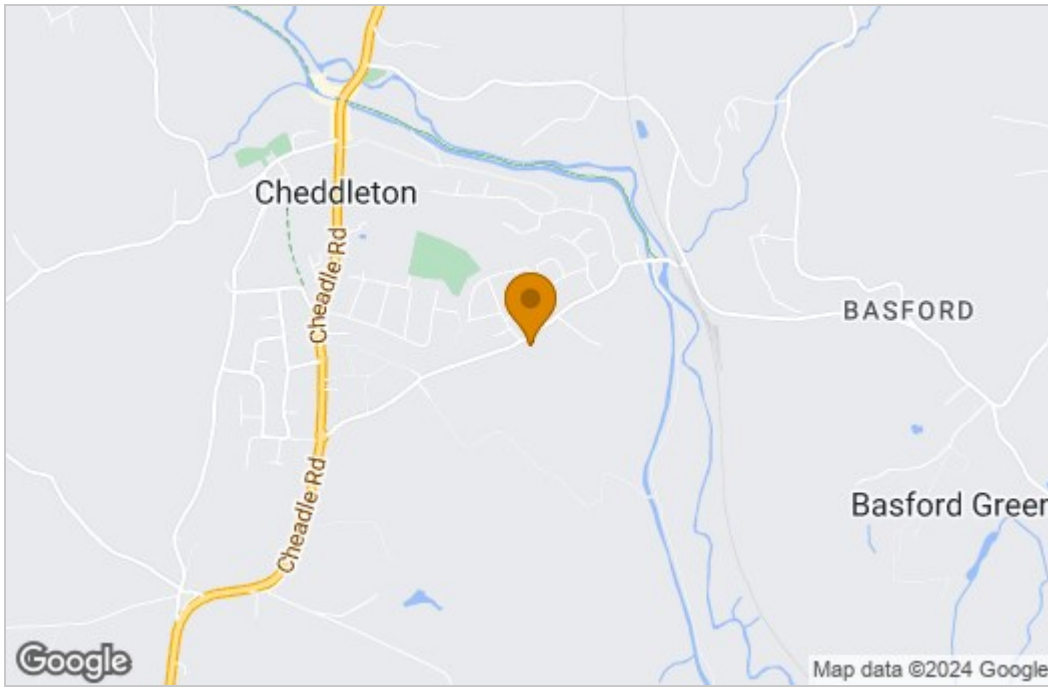
### Measurements

All measurements given are approximate and are 'maximum' measurements.

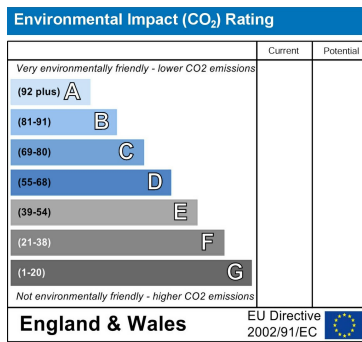
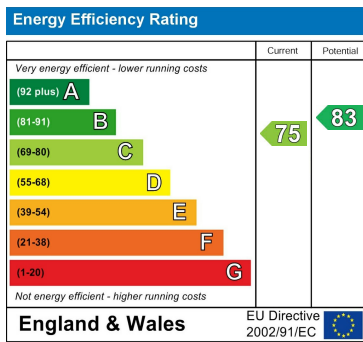
### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

## Area Map



## Energy Efficiency Graph



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.

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308 Email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) <https://www.grahamwatkins.co.uk>