



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Palm Brook

Foxt, Stoke-On-Trent, ST10 2HN

£1,800 Per Calendar Month



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Graham Watkins & Co are pleased to offer to the rental market this immaculately presented FIVE bedroom detached family home located in the rural village of Foxt offering views over the countryside. 'Palm Brook' is a spacious property providing family sized accommodation with open plan living and dining room, further reception room with shower room off, fully fitted kitchen and utility. While to the first floor are five bedrooms, ensuite to bedroom four and family bathroom. Externally, there is a tarmacadem driveway and a spacious enclosed rear gardens with Indian stone patio and lawns. Viewing highly recommended.

Directions

From our Leek office on Derby Street, take the A523 Ashbourne Road and proceed out of the town for approximately 4.5 miles. Turn right at Bottomhouse crossroads, signposted for Ipstones. Follow this road into Ipstones and take the left hand turn signposted Foxt. Follow this road to its extremity and turn right into Foxt village. Continue along bearing left at the fork in the road where the property is immediately situated on the left hand side identifiable by our To Let board.

Covered Porch

Entrance Hallway

With staircase off and understairs store, radiator.

Lounge

17'5" x 14'4" (5.31 x 4.37)

uPVC double glazed window to front, radiator, wall mounted electric fire.

Open plan:





Dining Room

13'0" x 10'10" (3.97 x 3.32)

uPVC double glazed sliding patio doors to rear garden, radiator.

Kitchen

13'0" x 10'6" (3.97 x 3.21)

Excellent range of units comprising base cupboards and drawers, built in dishwasher, cooker, four ring hob with extractor over, work surfaces incorporating one and a half bowl sink unit, radiator, matching wall cupboards, uPVC double glazed window to rear, cushioned floor.

Utility

9'5" x 9'2" (2.88 x 2.81)

Range of matching wall and base units, work surfaces with inset sink unit, plumbing for washing machine., uPVC double glazed door and window to rear, cushioned floor.



Reception Room

19'5" x 9'2" (5.93 x 2.80)

uPVC double glazed window to front and side aspect, radiator.

Downstairs Shower Room

With Triton shower fitment, low level wc, part boarded walls.

First Floor Landing

With loft access, radiator, built-in Airing Cupboard.

Bedroom One

17'5" x 11'9" (5.33 x 3.59)

uPVC double glazed window to front, radiator. Excellent range of built in bedroom furniture.



Bedroom Two

13'1" x 11'10" (4.0 x 3.61)

uPVC double glazed window to rear, radiator.

Bedroom Three

14'2" x 9'8" max (4.32 x 2.95 max)

uPVC double glazed window to front, radiator. Built in wardrobe.

Family Bathroom

9'10" x 9'5" (3.0 x 2.89)

White suite comprising panelled bath with mixer taps and shower attachment, fully enclosed shower cubicle incorporating mixer shower, low level wc, wash hand basin in vanity, fully tiled walls, uPVC double glazed frosted window to rear, cushioned floor.



Bedroom Four

13'6" x 9'3" (4.14 x 2.83)

uPVC double glazed window to front, radiator.

Ensuite

Fully enclosed shower cubicle incorporating mixer shower, low level wc, pedestal wash hand basin, heated towel rail, cushioned floor.



Bedroom Five

9'11" x 9'3" (3.04 x 2.82)

uPVC double glazed window to rear, radiator.

Outside

The property is approached over a tarmacadem driveway providing ample off road parking, with lawned garden having stone walled boundary.

Front Aspect

Patio Area

Rear Gardens

Indian stone patio to the rear aspect with steps to further gardens laid to lawns with wrought iron balustrade, gated access to the front aspect, cold water tap, courtesy lighting.

Views

Fantastic far reaching views over the village and surrounding countryside.

Deposit

Is typically equal to one month rent plus £100.00 but may vary. This will be held 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.

Viewings

By prior arrangement through the Agent.



Services

We believe all mains services are connected.

Measurements

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

Please Note

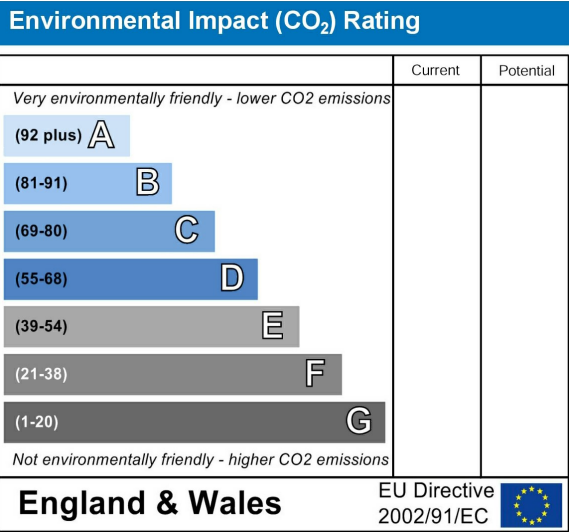
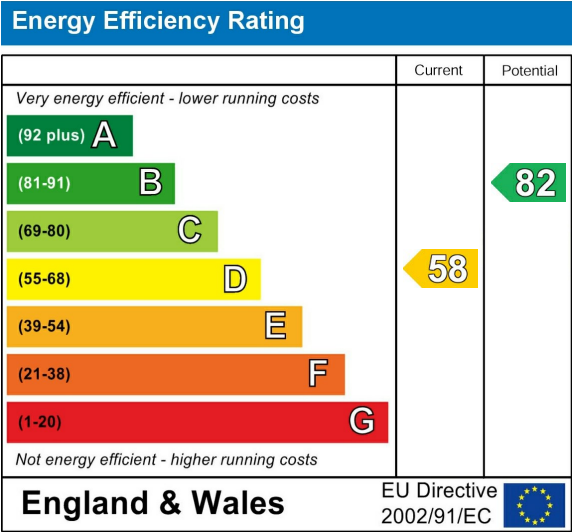
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Wayleaves

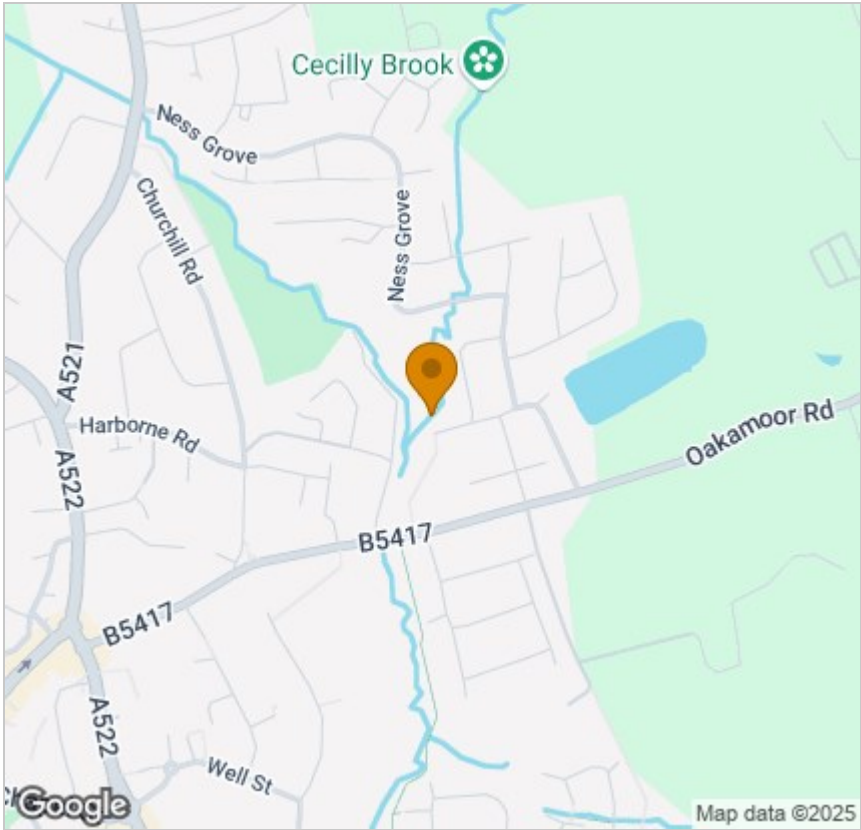
The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.



Energy Efficiency Graph



Area Map



Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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