



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Wood Cottage Thorney Edge Road, Stoke-On-Trent, ST9 9LB

£600 Per Calendar Month

'Wood Cottage' is a semi detached three bedroom property available to rent providing off road parking and situated within the grounds of the adjoining Farmhouse.

Having been refurbished to a good standard with a newly fitted bathroom suite and fully decorated throughout. Deceptive 'country cottage' accommodation comprises two reception rooms, fitted kitchen with downstairs wc and conservatory, three first floor bedroom and bathroom.

Viewing recommended.



Directions

From our Derby Street, Leek, office proceed along Haywood Street. Follow this road out of the town passing through the villages of Longsdon and Endon and just after passing The Plough Inn public house on the right hand side take the next turning left into Station Road. Follow this road which then becomes Post Lane and continue up the hill into the village of Stanley. Continue through Stanley on Tompkin Lane and turn right into Knowsley Road. Follow this road for a short distance and turn right into Thorney Edge Road. Follow this road where the Lane is situated on the left hand side.

what3words

snore.wheels.shadowing

Entrance Hall

External door to front, uPVC double glazed window to side, larder cupboard.

Wc off housing low level wc, wash hand basin, uPVC double glazed frosted window to front.

Kitchen 11'10" x 6'10" (3.62 x 2.10)



Range of wall and base units, sink unit, cooker point, plumbing for washing machine, part tiled walls, radiator, uPVC double glazed window to side.

Dining Room 11'10" x 7'11" (3.62 x 2.42)



uPVC double glazed windows to front and rear, radiator.

Inner Hall

External door and window to rear and front, stairs off with storage under, radiator.

Conservatory 7'0" x 6'0" (2.15 x 1.85)



Having double glazed windows and doors set on plant display shelving.

Living Room 12'10" x 11'9" (3.92 x 3.60)



uPVC double glazed window to rear, fireplace incorporating electric stove effect fire, built in cupboards, radiator.

First Floor Landing

Two uPVC double glazed windows to rear, radiator.

Bedroom One 12'10" x 12'0" (3.93 x 3.66)



uPVC double glazed window to rear, radiator, built in wardrobes.

Bathroom 9'2" x 7'2" max (2.81 x 2.20 max)



Newly fitted white suite incorporating panelled bath with Mira shower fitment over, low level wc, built in wash hand basin with cupboards beneath, radiator, uPVC double glazed frosted window to front. Built in Airing Cupboard.

Bedroom Three 8'5" x 8'0" (2.58 x 2.44)



uPVC double glazed window to front, radiator.

Bedroom Two 11'10" x 9'0" max (3.61 x 2.75 max)



uPVC double glazed window to side, radiator, access to loft.

Services

We believe the property is connected to mains electricity.

Viewings

By prior arrangement through Graham Watkins & Co.

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.

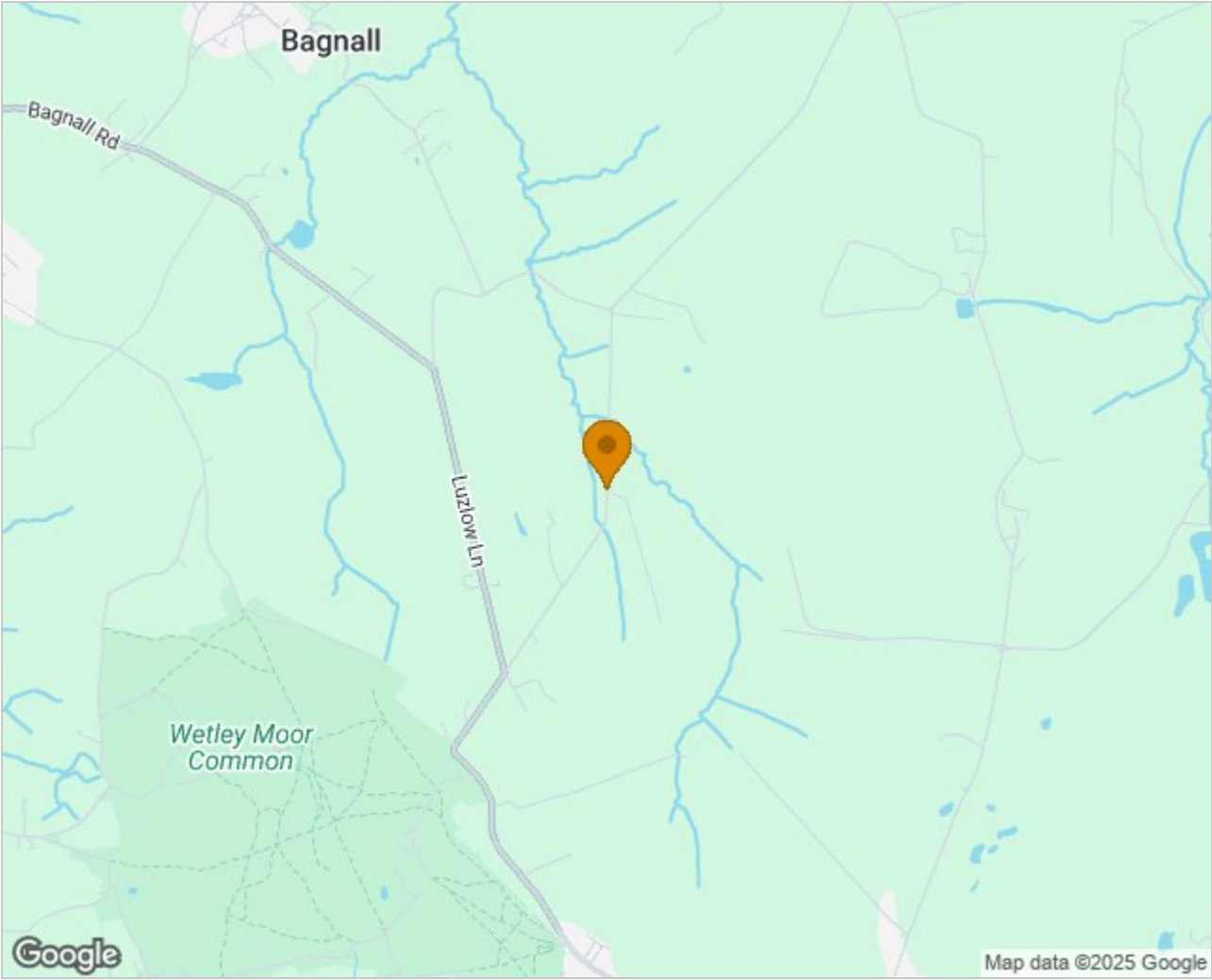
Please Note

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.

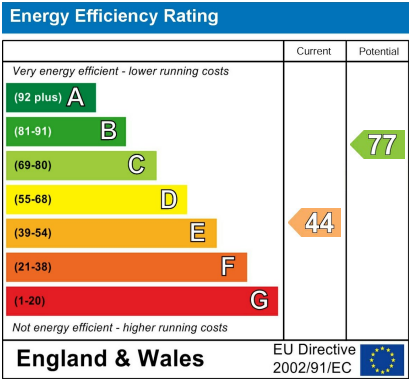
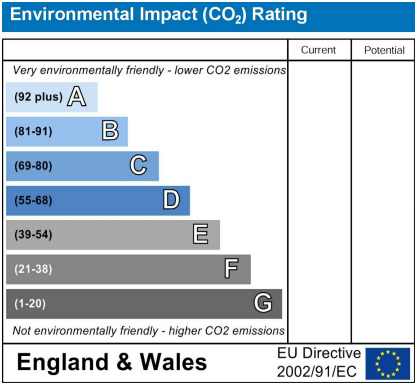
Outside



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