



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Goulds Cottage, High Street, Longnor, SK17 0PJ

£900 Per Calendar Month

Goulds Cottage is a well presented two bedroom cottage offering views over the surrounding countryside. The property provides spacious living and bedroom accommodation comprising a sizeable dining kitchen, lounge with staircase off, two first floor bedrooms and shower room. Outside offers a lawned garden with brick and tiled sheds and oil storage tank. This property sits in an elevated position with countryside views.



Situation

Located in the popular village of Longnor with its local amenities such as shop, post office, chip shop, public houses and countryside views.

Directions

From our Leek office take the A53 towards Buxton. Turn right after approximately 5 miles, sign posted Longnor just after the Winking Man Pub. Continue on this road for approximately 3.9 miles and upon reaching the village of Longnor go straight ahead at the cross roads pass the Cheshire Cheese Pub, on your left the Cottage will then be found approximately 50 yds along on your right hand side with its name sign on the building.

Accommodation Comprises

A wood and double glazed entrance door leading into: -

Kitchen 19'4" x 10'11" (5.898 x 3.337)



A large dining Kitchen with fully fitted carpet, UPVC double glazed windows to both front and rear aspects; the suite comprises a range of base units with works surfaces over and tiled splash-backs; inset stainless steel sink and drainer unit with mixer tap, built in "Hotpoint" electric oven, separate electric hob with extractor hood over, plumbing for an automatic washing machine, radiator; oil fired boiler.

Lounge 14'11" x 14'3" (4.557 x 4.351)



With fully fitted carpet, UPVC double glazed windows to the front rear and side aspects taking in good views, electric fire in an ornate surround on a marble hearth with wooden mantelpiece, two radiators, door leads out to the garden. Stairs off to the first floor.

First Floor Landing

With fully fitted carpet, UPVC double glazed frosted window to the rear aspect, radiator, useful airing cupboard with radiator.

Bedroom One 11'8" x 8'8" (3.564 x 2.640)



With fully fitted carpet, UPVC double glazed window to the rear aspect, useful store cupboard, radiator.

Shower Room



Benefitting from a cushioned floor, with half tiled walls, enclosed shower cubicle with "Mira" electric shower; pedestal wash hand basin, low flush W.C., heated towel rail, extractor fan, "Velux" style skylight.

Bedroom Two 14'5" x 11'0" (4.397 x 3.361)



With fully fitted carpet, UPVC double glazed windows to the side and front aspects, a large store cupboard into the eaves, shelving, fitted wardrobe, radiator and loft access.

Outside



To the front is off road parking on a private lane between the cottage and it's garden, to the side are three brick and tiled sheds and oil storage tank, to the rear allows roadside parking. Lawned gardens with fruit trees.



Services

We believe all mains services are connected.

Viewings

By prior arrangement through the Agent.

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.

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.

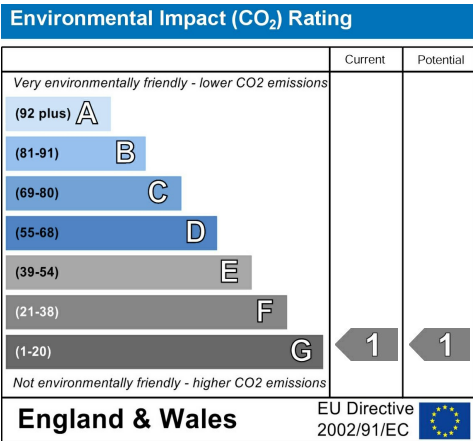
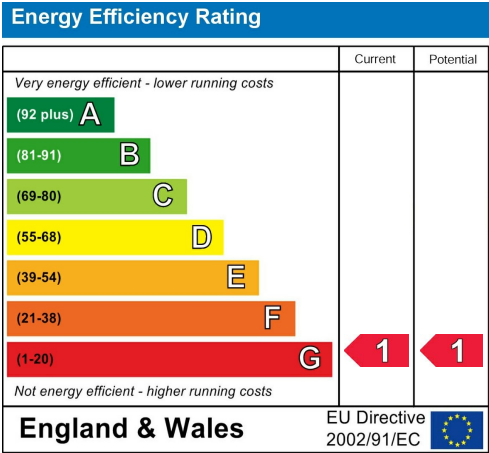
Websites

www.grahamwatkins.co.uk; www.rightmove.co.uk;
www.zoopla.co.uk; www.primelocation.co.uk;
www.onthemarket.com

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.