



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Broad View , Denstone, ST14 5DH

£1,095 Per Calendar Month

A substantial two bedroom detached bungalow available to rent in the sought after village of Denstone, which sits on a sizeable plot offering lawned gardens, driveway and garage. Broad View comprises two reception rooms, conservatory, fully fitted kitchen with utility off, two bedrooms and bathroom.

An early viewing is recommended.



Situation

The sought after village of Denstone is ideal for commuting to local market towns and villages. Various countryside walks are all on your doorstep, together with various tourist attractions.

Directions

From our Derby Street office take the A520 Cheddleton Road out of the town. Proceed into the town of Cheadle and at the third roundabout turn right into the B5032 Ashbourne Road. Follow this road into the village of Alton, continue on this road through Alton where Broad View is situated on the right hand side.

Accommodation Comprises:

Covered Porch

Hallway

With single radiator and laminate flooring

Living Room 12'6" x 11'11" (3.80 x 3.64)



Having a uPVC double glazed bay window to the front aspect, uPVC double glazed window to the side aspect, single radiator, double radiator, fireplace with an electric fire and laminate flooring.

Bedroom Two 11'9" x 11'5" (3.59 x 3.48)



With a uPVC double glazed bay window to the front aspect, single radiator and built in wardrobes and laminate flooring.

Bedroom One 11'11" x 11'5" (3.62 x 3.48)



With a uPVC double glazed window to the rear aspect, single radiator, built in wardrobes and laminate floor.

Bathroom 8'1" x 4'11" (2.46 x 1.50)



Having a white suite which comprises a panelled bath with Triton shower fitment, low level lavatory, pedestal wash hand basin, single radiator, fully tiled walls, uPVC obscured double glazed window to the rear aspect and laminate flooring.

Sitting Room 14'0" x 11'11" (4.26 x 3.64)



Having a feature fireplace with with log burner and laminate floor.

Open Plan to:

Conservatory 9'5" x 7'10" (2.88 x 2.38)



With a pair of uPVC double glazed patio doors to the side aspect, uPVC double glazed window to the front and rear aspect and laminate floor.

Kitchen 13'0" x 11'1" (3.97 x 3.38)



Having an excellent range of units, plumbing for a dishwasher, roll top worktops with inset stainless steel sink and mixer tap, NEFF extractor fan, matching wall cupboards, single radiator, uPVC double glazed window to the side aspect and tiled floor.

Utility 9'10" x 7'11" (2.99 x 2.42)



With a range of base cupboards with work tops, uPVC obscured double glazed window to the side aspect, external door to the rear aspect, plumbing for a washing machine, space for a tumble dryer and tiled floor.

Bathroom

Housing a low level lavatory, pedestal wash hand basin, single radiator, fully tiled walls, uPVC obscured double glazed window to the side aspect and tiled floor.

Outside



Broad View has gated access to the tarmacadam driveway and gardens being low maintenance laid to lawns, timber garden shed, enclosed patio area at the rear with built in log store, adjoining W.C and boiler/coal store and access to the garage.

Services

We believe the property benefits from main electric and water with oil fired central heating.

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.

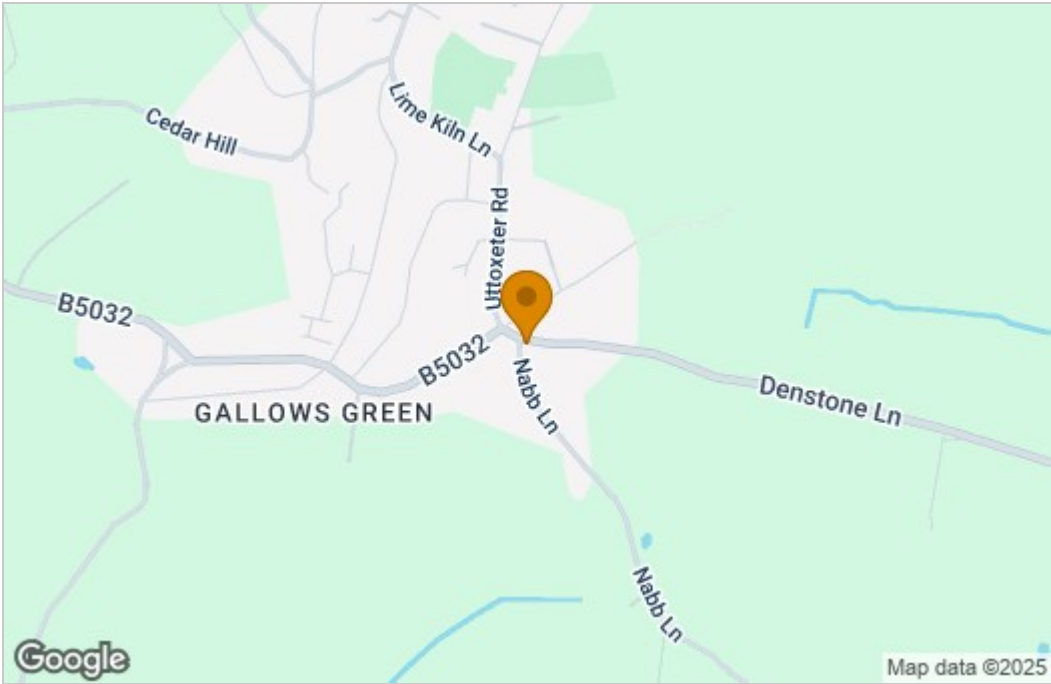
Measurements

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

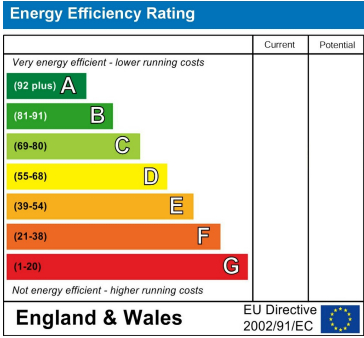
Please Note

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.

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.