



## 2 Colshaw Cottages , Quarnford, SK17 0SJ

**£980 Per Calendar Month**

Graham Watkins & Co are pleased to offer to the rental market this delightful two bedroom cottage. Situated in the rural village of Quarnford offering far reaching views over the surrounding countryside. The cottage has been sympathetically refurbished throughout to an exceptional standard offering newly fitted Shower Room and Kitchen with underfloor heating throughout the ground floor. With off road parking and patio area. Viewings are recommended to be fully appreciated.



## Directions

From Leek, take the A53 Buxton Road and continue until reaching Flash Bar Stores on the bend. Turn right and take the second lane on the left, approximately 1 mile from Flash Bar Stores, continue along the lane bearing left at the end of the lane where Colshaw Cottages will be found.

## Entrance Hall



External door to front, Stairs to first floor, Laminate flooring with underfloor heating.

## Living Room 7'10" x 12'3" (2.4 x 3.74)



UPVC double glazed windows to floor, feature open fireplace with decorative surround, laminate flooring with underfloor heating, exposed beams.

## Kitchen 11'9" x 7'11" (3.59 x 2.42)



Excellent range of newly fitted units with cupboards & doors, work surface, sink unit, built-in electric oven with 4 ring hob with extractor over. Door and UPVC double glazed window to conservatory, tiled floor with underfloor heating.

## Conservatory/Utility 12'11" x 8'4" (3.95 x 2.56)



2 UPVC double glazed doors to front and rear, UPVC double glazed windows to the front and side, tiled floor, plumbing for washing machine.

## Shower Room 7'6" x 4'11" (2.29 x 1.52)



Electric corner shower unit including mixer shower, toilet, wash hand basin in vanity unit, fully tiled walls, UPVC double glazed window to rear, tiled floor with underfloor heating.

## First Floor Landing



UPVC double glazed window to front, exposed original beams.

### Bedroom One 12'7" x 7'1" (3.85 x 2.18)



UPVC double glazed window to front, exposed original beams.

### Bedroom Two 12'8" x 6'4" (3.87 x 1.95)



UPVC double glazed window to side road.

## Outside

Parking, enclosed patio area and oil tank to the rear.

## 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.

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## 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.

## Council Tax & Local Authority

We believe this property is band A Council Tax and the Local Authority is Staffordshire Moorlands District Council

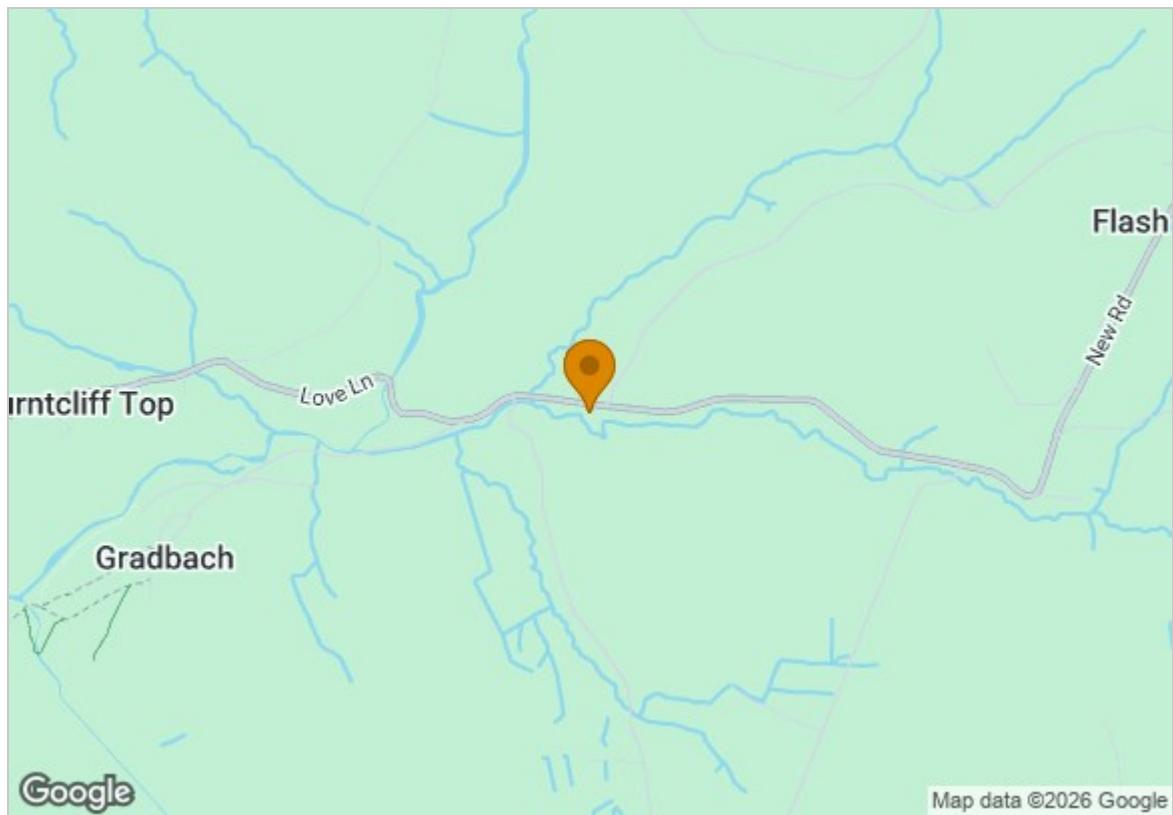
## Viewings

By prior arrangement through Graham Watkins & Co.

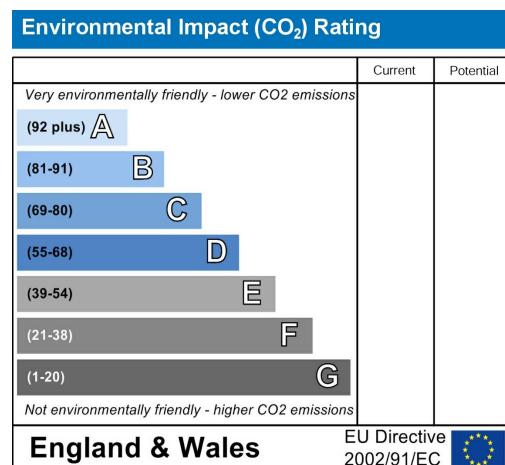
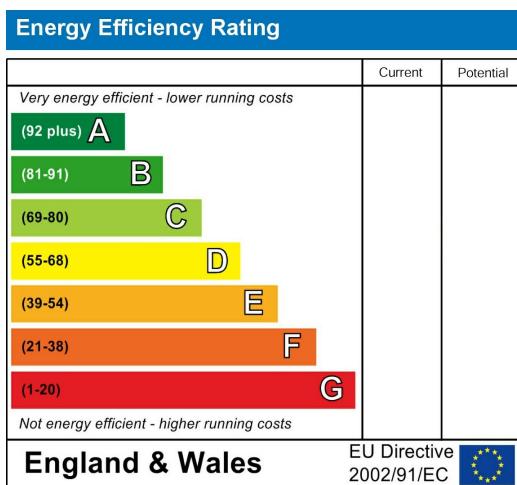
## Wayleaves & Easements

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, quasi easements 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.

## 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.