



## The Larches Newport Road Woodseaves ST20 0NP

£825 PCM



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1



2



E

- Modernised Cottage
- Deceptive Sized Property
- Dining room & Living room
- Downstairs Cloakroom
- Modern Fitted Kitchen
- Oil Central Heating
- Large Bedroom
- Driveway & Garden
- EPC Rating: E
- Council Tax Band: A

A FANTASTIC OPPORTUNITY to live in a MODERNISED COTTAGE in a delightful location between Stafford and Newport. Located in the charming village of Woodseaves along the Newport Road, this property enjoys local amenities and lovely country walks close by with scenic views. This is a property that must be viewed as its a DECEPTIVELY SIZED cottage with plenty of space for a single person or couple with a good sized and rustic LIVING ROOM, DINING ROOM area and GUEST CLOAKROOM a modern fitted kitchen with integrated oven, electric hob and extractor in whites and greys. Further HOME OFFICE space which looks out to the garden. The large bedroom situated on the first floor is a great space with ENSUITE bathroom with a recently refitted suite including bath with shower over. This property also has a large enclosed rear garden and ample PARKING to the front drive for guests. This property is Bailey Approved for being a pet friendly property\* please enquire further about your furry friends. Cash deposit of £1009 payable OR SAVE OVER £800 by opting for our alternative deposit option which makes moving that little less costly and saves you that extra bit of spending on new furniture and accessories to make this beautiful house your home.

Disclaimer: Every effort has been made to ensure the description, details and photos are an accurate reflection of the let however there may be slight variances.

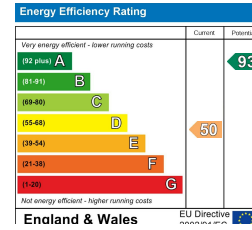
\*Pets are by negotiation and accepted at landlords discretion with additional insurances/assurances applicable. Please enquire further with the office.



## 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.