



Montagu Street, Compstall, Stockport

£1,100 pcm



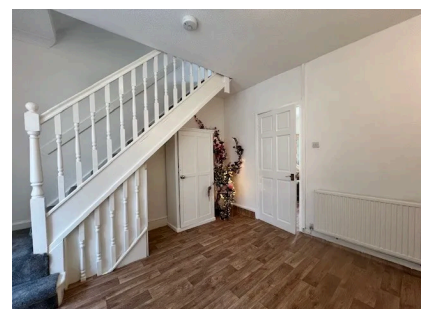
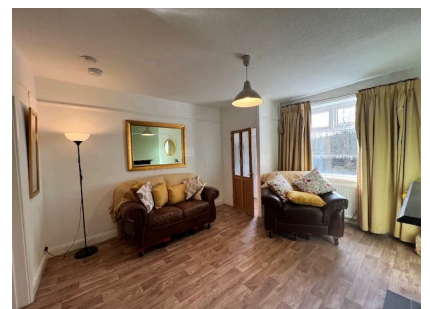
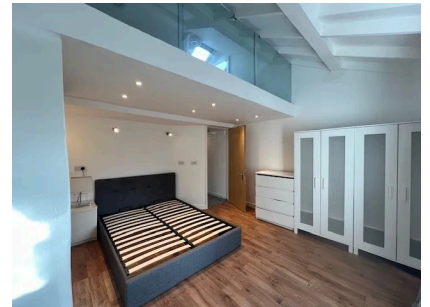
Features

- Charming Two Bedroom Cottage
- Overlooking Picturesque Etherow Country Park & Lake
- Superb Mezzanine Attic Room
- Newly Decorated
- New Carpets
- Resident Permit Roadside Parking
- Gas Heating & Double Glazing
- Immediate Access to the Lake
- Stunning Local Countryside
- Unfurnished or Part Furnished Options

Full Description

A charming period 2-bedroom stone cottage in the sought after conservation village of Compstall, overlooking the picturesque Etherow Country Park and lake.

This cozy home has just undergone light refurbishment including redecoration and newly fitted carpets. The property further benefits from an additional attic mezzanine room, gas heating and uPVC double glazing.



ACCOMMODATION:

The accommodation briefly comprises; Lounge to the front of the property with an ornamental focal fireplace. Kitchen with dining space, fitted units, worktops and a cooker. An enclosed staircase leads to the first floor and a door into a rear hallway with a rear door to the yard garden and a downstairs shower room with WC and wash hand basin.

On the first floor there is Landing, a master double sized Bedroom to the front of the property with raised ceiling and lake views. There is a smaller bright Bedroom to the rear with a traditional window and additional Velux window over within a raised ceiling.

A staircase from bedroom two leads to an Attic Mezzanine room with Velux windows and internal glazing overlooking the master bedroom. This is an excellent improvement to this home and an ideal extension to the second bedroom or a room that could be used as a secondary sitting room, study or similar.

Outside the property sits opposite Etherow Country Park in between a deep public footpath and the roadside, which provides residents only permit parking scheme. To the rear of the cottage there is a small yard with astroturf and a residents pathway beyond for rear access. If additional garden area is required, the landlord can provide an area within a nearby allotment, subject to agreement.

LOCATION:

It is not often an opportunity arises to rent a cottage in this delightful location, especially so close to the lake and country park. Situated in such a stunning area, you have direct access to picturesque walks alongside the lake and the surrounding countryside. The beautiful Compstall Village has provisions provided by a general store, a popular public house, garden nursery and a lakeside café.

Compstall is positioned between Romiley and Marple Bridge where more comprehensive amenities are provided including shops and local primary schools. Public transport is offered by the Marple/Romiley circular bus route to Stockport and train stations in both Romiley and Marple provide regular services to Manchester.

REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £36,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £36,000 to £43,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

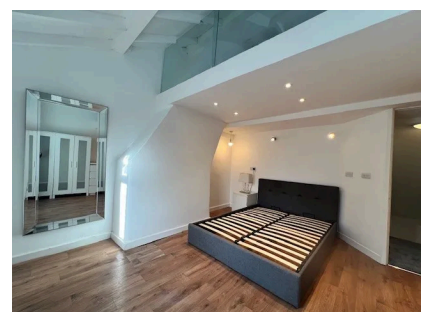
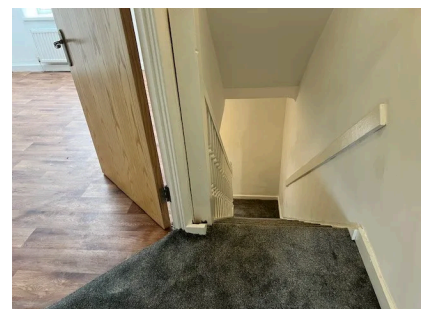
The EPC band is currently D

COUNCIL TAX BAND:

Band: C

PROPERTY CONSTRUCTION:

Built 1820. Stone Walls / Slate Roof.



ROOM SCHEDULE & MEASUREMENTS:

Please refer to the Floor Plan for details.

UTILITIES:

Payment Responsibility: Tenant

Electricity Supply: Mains Grid

Water Supply: Mains

Sewage: Mains

Heating: Gas

Broadband Type: Standard / Superfast / Ultrafast Fibre

Broadband Download MBPS: Std: 7 / SF: 80 / UFF: 1800

Broadband Upload MBPS: Std: 0.8 / SF: 20 / UFF: 220

Mobile Signal: Voice – Yes / Data Yes

Reference Checker: www.checker.ofcom.org.uk

PARKING:

Residents Permit Roadside Parking at a nominal cost.

RESTRICTIONS:

Maximum number of residents/occupants: Three

The Landlord has requested No Pets

ACCESSIBILITY:

Accessibility benefits include: Sorry, None Identified.

FLOOD RISK:

Flooded in last 5 years: No

Flood Source: N/A

Flood Defences: No

TENANCY OFFER:

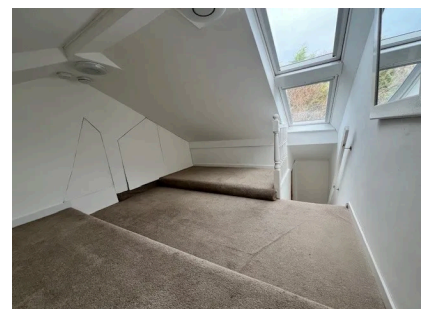
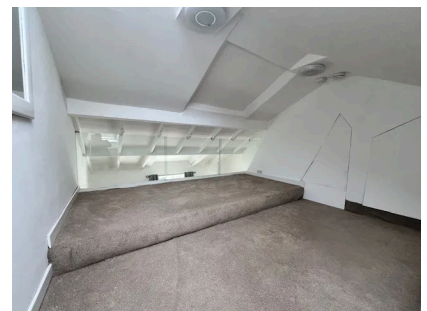
Unless otherwise stated, the property will be offered with a fixed term, 12 month assured short-hold tenancy agreement.

TENANT FEES & COSTS:

The rent asked does not include certain Fees & Costs. The following charges may apply depending on the property you select and your circumstances.

They include:

- Full Tenancy Deposit: A refundable custodial Tenancy Deposit capped at no more than five weeks' rent: £ POA.
- Tenancy Deposit Bond Premium (Optional): One off payment equal to one weeks rent: £ POA.
- Changes to Tenancy: A payment to change the tenancy when requested by the Tenant and ONLY if agreed by the Landlord, capped at: £ 50.00 or reasonable written costs incurred if higher.
- Early Termination Charge: Payments associated with early termination of the tenancy, when requested by the tenant and ONLY if agreed by the Landlord, equal to the loss of rent from the void period: £ By Calculation.
- Late Rent Payment: For late payment of rent, a charge equal to 3% above the Bank of England base rate in interest on the late payment of rent from the date the payment is missed until paid, will be charged: £ By Calculation.
- Loss of Keys & Access Fobs: For the loss of Keys, Access Fobs or similar Security Devices, a reasonable written evidence-based cost will be charged: £ At Cost.
- Household Payments: There will be contractual clauses within the Tenancy Agreement for the Tenant to be responsible and liable for the payments of all



Utilities charges; Communication Services; TV Licence and Council Tax, to appropriate third parties for the duration of the contractual Tenancy term: £ At Cost.

RIGHT TO RENT:

- Right to Rent - O'Connor Bowden will arrange Right to Rent in the UK checks, which will be completed via our referencing agency before a tenancy can be offered or granted.
- All applicant tenants or occupiers at the age of 18 or over, must provide original relevant identification documents providing proof of identification and proof of residency at the point of submitting an application to rent.

VIEWING ARRANGEMENTS:

Viewing is strictly by appointment. Please give us a call to arrange a viewing.

WEBSITE REFERENCE:

Number Ref 20284



Contact Us

O'Connor Bowden | Lettings, Management & Sales - Manchester and Cheshire

Bank Chambers, 1 Compstall Road, Romiley, Stockport, SK6 4BT

T: 0161 808 0010

E: info@oconnorbowden.uk

SERVICES:

O'Connor Bowden has not checked any mains or private utility services at this property, neither have we received confirmation or sought confirmation from the statutory bodies of the presence of these services and their function. O'Connor Bowden cannot confirm services are in working order. O'Connor Bowden has not checked any of the appliances, electrical, heating or plumbing systems at this property. All prospective purchasers should satisfy themselves on this point prior to entering into a contract and we recommend and advise any prospective purchaser to obtain advice and verification from their solicitor and / or surveyor on all

DISCLAIMER:

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded