

32 Fountain Street

Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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32 Fountain Street

Leek
Staffordshire
ST13 6JR

* A spacious three bedroom mid-terrace property situated in a highly convenient location for the town centre.
* The property offers good sized family accommodation over three floors and also benefits from gas fired central heating and double glazing.
* Briefly comprising: Living Room, Kitchen, Utility Room and Bathroom to the ground floor. Landing Area, Two Bedrooms and Shower Room to the first floor. Attic Room / Bedroom Three is located on the top floor.
* Enclosed rear yard area.
* An ideal family home.
* Available immediately.
* Apply Leek office to view.

Per Month £795 Per Month

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Staffordshire - 01538 383344

leek@buryandhilton.co.uk

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General Information

Living Room 11'8 x 12'9 (3.56m x 3.89m)
Radiator. Laminate flooring. Stairs off.

Kitchen 11'2 x 11'8 (3.40m x 3.56m)
Wall and base units. Sink unit with drainer and mixer tap. Gas hob, electric oven and extractor unit above. Radiator.

Utility Room 4'10 x 7'8 (1.47m x 2.34m)
Side door. Radiator. Plumbing point. Storage cupboard. Work surface. Wall cupboard.

Bathroom
Bath. W.c. Wash basin. Heated towel rail.

First Floor

Landing Area
Stairs off.

Bedroom 9'10 x 11'7 (3.00m x 3.53m)
Radiator.

Bedroom 8'4 x 6'4 (2.54m x 1.93m)
Radiator.

Shower Room
Double shower cubicle. W.c. Wash basin. Radiator. Spotlights.

Second Floor

Attic Room / Bedroom Three 18'3 max x 11'7 to eaves (5.56m max x 3.53m to eaves)
Window to front.

Outside
Enclosed rear yard area.

Application
Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.

Deposit
A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full a the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

Proof of ID
In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

Council Tax
Council Tax
The tenant is responsible for payment of the Council Tax.
Expenses
The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.

References
References through HomeLet will be applied for by The Agent.

Viewing
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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6 Market Street, Leek, Staffordshire, ST13 6HZ
T: 01538 383344
E: leek@buryandhilton.co.uk
www.buryandhilton.co.uk
Part of the Bagshaws Partnership

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

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