



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



14 Weston Street, Leek, ST13 6EP

£675 Per Calendar Month

An immaculately presented two bedroom home located on the edge of Leek's town centre. The property has been well maintained throughout and is finished to a high standard. Offering a good sized living room, kitchen and bathroom to the ground floor and two bedrooms to the first floor. Externally, the property benefits from access to a shared garden space. Viewing is highly recommended.



Directions

If travelling from our Leek office on Derby Street, turn left and take the A523 Ball Haye Street. At the four-way lights, turn right onto Buxton Road. After approximately 0.3 miles, turn left onto Weston Street and the property will be found on the right hand side, indicated by our 'To Let' board.

Accommodation Comprises:

A front entrance door leads into the living room.

Living Room 12'0" x 11'11" (3.66 x 3.64)



A good sized room which has fully fitted neutral carpet, window to the front aspect, fireplace including an electric fire, cupboard housing smart pre-pay meters, radiator and ceiling light point.



Kitchen 7'0" x 6'9" (2.15 x 2.08)



The kitchen offers a tiled floor, window to the rear aspect, stainless steel sink unit with drainer unit, base cupboards with work tops over, wall mounted combination boiler, plumbing for a washing machine, space for a fridge/freezer.



Bathroom 7'2" x 5'6" (2.20 x 1.68)



The bathroom provides a tiled floor, part tiled walls, extractor fan, wall mounted towel rail, low level lavatory, pedestal wash hand basin, bath with shower figment over and ceiling light point.



Stairs to First Floor Landing
With fully fitted neutral carpet

Bedroom One 12'0" x 11'10" (3.67 x 3.63)



A spacious room with fully fitted neutral carpet, window to the front aspect, radiator and ceiling light point.



Bedroom Two 11'10" x 6'10" (3.61 x 2.10)



The second bedroom has fully fitted neutral carpet, window to the rear aspect, ceiling light point radiator and integrated wardrobes.



Outside



Viewings

By prior arrangement through Graham Watkins & Co.

Services

We believe all mains services are connected, with pre-pay meters.

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.

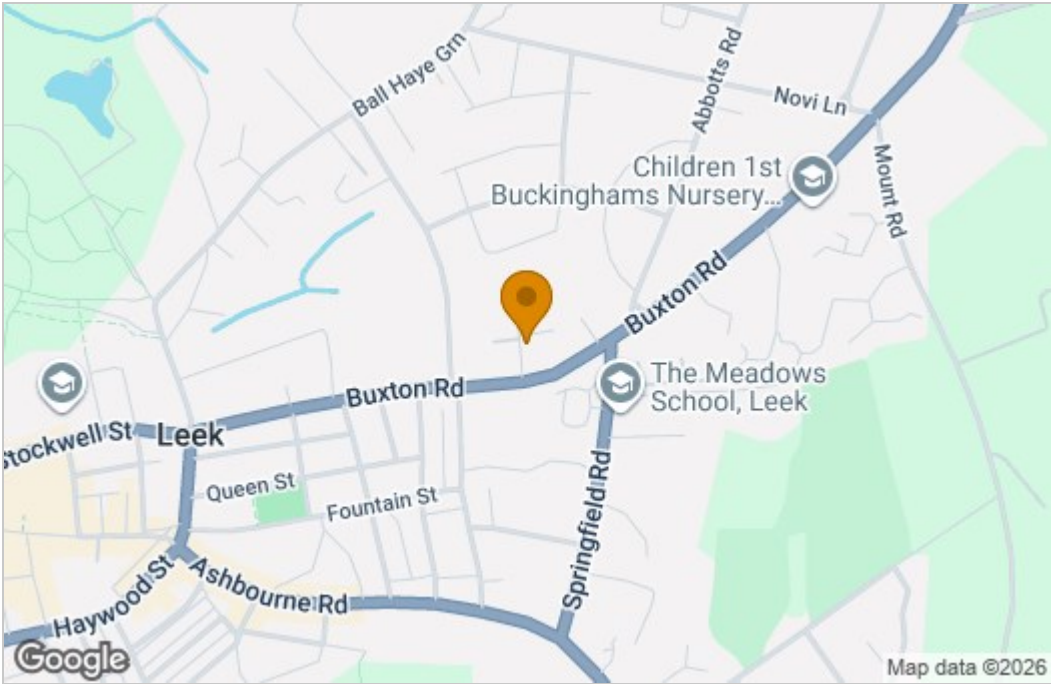
Measurements

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

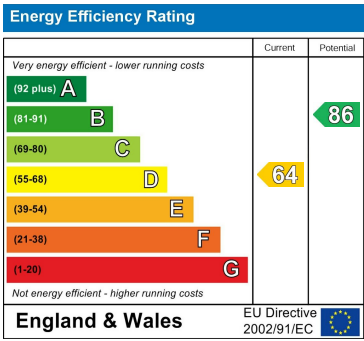
Please Note

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.