

4 Rangemore Terrace, May Bank, Newcastle, Staffordshire, ST5 0PY



To Let Exclusive at £750 PCM

Bob Gutteridge Estate Agents are delighted to bring to the market this smartly presented and up to date fore courted terraced home overlooking May Bank Marsh. This desirable home offers the benefits of Upvc double glazing along with combi central heating and in brief comprises of lounge, dining room, modern fitted kitchen, fully tiled bathroom and to the first floor are two double bedrooms. Externally the property offers a fore court and enclosed rear garden. The location is perfect for access to local shops, schools and amenities. **Viewing Advised !**

LOUNGE 3.40m x 3.28m (11'2" x 10'9")

With Upvc double glazed front access door with double glazed skylight above, Upvc double glazed window to front, cornice to ceiling, built in gas / electricity meter cupboards, panelled radiator, oak effect laminate flooring, power points and access off to;



DINING ROOM 3.45m x 3.28m (11'4" x 10'9")

With Upvc double glazed window to rear, pendant light fitting, smoke alarm, panelled radiator, oak effect laminate flooring, power points, door to under stairs storage cupboard, stairs to first floor landing and door leads off to;



FITTED KITCHEN 4.32m x 1.75m (14'2" x 5'9")

With Upvc double glazed window to side, spotlight fittings, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in woodblock effect with built in stainless steel sink unit with taps above, built in four ring electric ceramic hob unit with oven beneath plus extractor hood above, plumbing for automatic washing machine, space for fridge/freezer, power points, ceramic splashback tiling, tiled flooring and Main Eco combination boiler providing the domestic hot water and central heating systems. Door off to;



REAR LOBBY

With Upvc double glazed side access door, ceramic tiled flooring and access to;

FULLY TILED BATHROOM 2.51m max x 1.73m (8'3" max x 5'8")

With Upvc double glazed frosted window to side, fully tiled in modern wall ceramics with inset feature mosaic tile works, ceramic tiled flooring, towel radiator and a white suite comprising of low level WC, pedestal sink unit and panelled bath unit with thermostatic shower above.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm and doors to rooms including;

BEDROOM ONE (FRONT) 4.45m x 3.43m (14'7" x 11'3")

With two Upvc double glazed windows to front overlooking May Bank Marsh, pendant light fitting, panelled radiator and power points.



BEDROOM TWO (REAR) 3.51m x 3.28m (11'6" x 10'9")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



EXTERNALLY



FORE COURT

With a mature hedge to front, brick paved pathways and access alongside the property to;

REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges, paved area providing patio and sitting space, lawn section and a further paved area to rear.



COUNCIL TAX

Band 'A' amount payable to Newcastle under Lyme Borough Council.

SERVICES

Main services of gas, electricity, water and drainage are connected.

TERMS

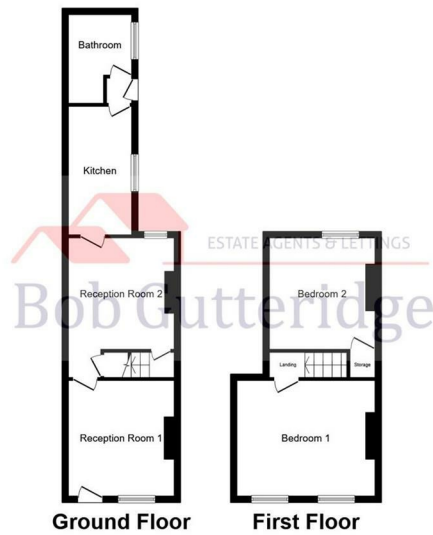
The property is offered to let for a minimum term of six months at £750.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £865.38 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £173.07 which, subject to successful referencing, will form part of the first months rent. The holding deposit will be forfeit if certain conditions are not met by the applicant, further details can be obtained from the Agent prior to applying.

No Pets, No Smoking.

Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

