

## 49 Leaswood Place, Clayton, Newcastle, Staffs, ST5 4BU



To Let Exclusive at £850 PCM

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented mid town house situated in this ever popular and convenient Clayton location which provides good road links to the A500 & M6. This home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, through lounge/diner, fitted kitchen, utility room and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear. Viewing Advised !

### ENTRANCE HALL

With Upvc double glazed frosted front access door, pendant light fitting, panelled radiator, power points, stairs to first floor landing and door leads off to;



### THROUGH LOUNGE / DINER 6.05m x 3.10m (19'10" x 10'2")

With Upvc double glazed windows to front and rear aspects, two pendant light fittings, panelled radiator, BT telephone point (Subject to usual transfer regulations), power points and access off to;



### FITTED KITCHEN 2.84m x 2.82m (9'4" x 9'3")

With Upvc double glazed frosted rear access door, Upvc double glazed window to rear, LED enclosed light fitting, a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with chrome mixer tap above, integrated four ring ceramic electric hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, vinyl cushion flooring, double panelled radiator, power points and door leads off to;



### **UTILITY ROOM 2.92m reducing to 1.96m x 1.88m (9'7" reducing to 6'5" x 6'2")**

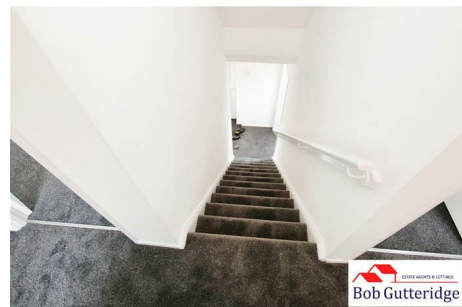
With Upvc double glazed frosted window to side, electricity consumer unit plus meter, plumbing for automatic washing machine, space for condenser dryer, power points, round edge work surface, vinyl cushion flooring, panelled radiator and door to;

### **BUILT IN BOILER CUPBOARD**

With Main combination boiler providing the domestic hot water and central heating systems, vinyl cushion flooring plus ample storage space.

### **FIRST FLOOR LANDING**

With pendant light fitting, access to loft space (tenants please do not enter), door to built in airing cupboard with panelled radiator plus ample drying space and doors to rooms including;



### **BEDROOM ONE (FRONT) 4.11m reducing to 3.12m x 3.53m (13'6" reducing to 10'3" x 11'7")**

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



### **BEDROOM TWO (FRONT) 3.58m x 1.93m (11'9" x 6'4")**

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



**BEDROOM THREE (REAR) 3.53m reducing to 2.44m x 2.44m (11'7" reducing to 8'0" x 8'0")**

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



**FIRST FLOOR BATHROOM 1.93m x 1.68m (6'4" x 5'6")**

With Upvc double glazed frosted window to rear, enclosed light fitting, extractor fan, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit, ceramic splashback tiling, modern chrome towel radiator and vinyl cushion flooring.



**EXTERNALLY**

**FORE GARDEN**

Bounded by concrete post and timber fencing with concrete pathway, paved area with mature shrubs to borders and access off to;



## REAR GARDEN

Bounded by concrete post and timber fencing, crazy paved area providing ease of maintenance along with patio and sitting space plus garden timber shed.



## 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 at £850.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £980.76 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £196.15 which, subject to successful referencing, will form part of the rent. The holding deposit will be forfeit if certain conditions are not met by the applicant as per the Tenant Fees Act 2019, further details can be obtained from the Agent prior to applying. Smoking is not permitted.

Before you are granted a tenancy, you will have to demonstrate your Right to Rent in the UK as introduced by the Immigration Act 2014.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	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

