



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



15 Barracks Way, Leek, ST13 8RE

£800 Per Calendar Month

A well presented two bedroom town house comprising of Entrance hall, Lounge, Kitchen-Diner, Two Bedrooms and Bathroom, Gas central heating system, Double glazed with off road parking and enclosed garden. Located in a well established residential area within walking distance to the market town of Leek.



Directions

From our Leek office take the A523 Stockwell Street and at the fork in the road turn left into West Street. Follow this road taking the second turning left into Garden Street and the second turning left into Frith Street. Take the first turning right into Alma Street and continue into Barracks Way where number 15 can be found.

Entrance Hall

UPVC front door, radiator, laminate flooring, stairs off to the first floor.

Lounge 10'3" x 15'0" (3.14 x 4.58)



Laminate flooring, fire surround with electric fire, Upvc double glazed window to the front aspect, radiator, understairs store.

Dining Kitchen 13'7" x 9'9" (4.15 x 2.98)



A range of wall and base units with work surfaces over, built in electric cooker, gas hob, extractor hood over, stainless steel sink unit with drainer, plumbing for washing machine, radiator, laminate flooring, part tiled walls, Upvc double glazed window and door to the rear garden.



First Floor Landing

Loft access. Built in Airing Cupboard.

Bedroom One 13'8" x 9'10" (4.19 x 3.01)



Havin double wardrobes, radiator, Upvc double glazed window to the rear overlooking the countryside.



Bedroom Two 11'10" x 6'9" (3.62 x 2.06)



Having radiator, Upvc double glazed window to the front aspect.

Bathroom 7'10" x 6'5" (2.39 x 1.97)



Bathroom suite comprising bath with shower over, WC, pedestal wash hand basin, radiator, uPVC double glazed window to the front aspect, part tiled walls.

Outside



Driveway to the front providing off road parking with further allocated parking space with the property located just around the corner from the house.

Enclosed rear low maintenance garden with views over the countryside.



Services

We believe all mains services are connected.

Viewings

By prior arrangement through the Agent.

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.

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.

Wayleaves & Easements

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

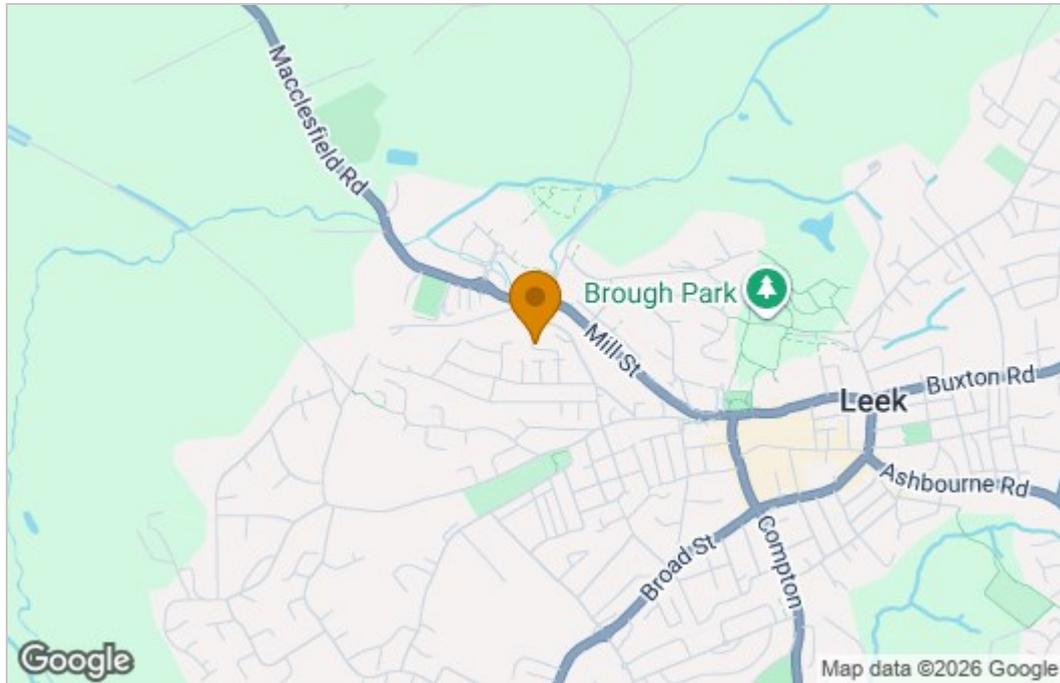
Websites

www.grahamwatkins.co.uk; www.rightmove.co.uk;
www.zoopla.co.uk; www.primelocation.co.uk

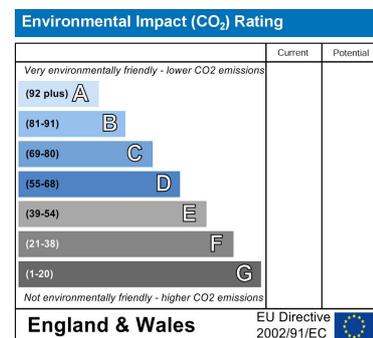
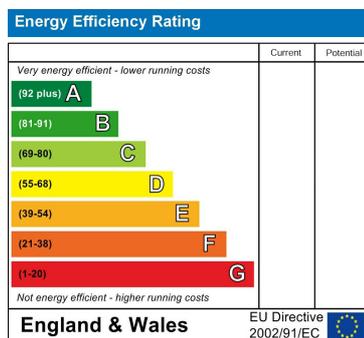
Council Tax & Local Authority

We believe the council tax band is B and the local Authority is Staffordshire Moorlands District Council

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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