



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



21 Tittesworth Estate, Blackshaw Moor, Nr Leek, ST13 8TS

£875 Per Calendar Month

A three bed roomed semi detached property taking in countryside views in a popular residential location on Blackshaw Moor, within easy travel distance of the market towns of Leek, Ashbourne and Buxton.

Briefly comprising Porch, Hallway, Lounge, Kitchen/Diner to the ground floor with three Bedrooms and family Bathroom to the first Floor. Outside is off road parking for 2 vehicles to the front with a low maintenance private gated garden to the rear.



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Situation

Located in a popular residential community in a semi-rural location on Blackshaw Moor, a short distance from the town of Leek, within easy travel distance of villages such as Meerbrook, Thorncliffe and towns of Buxton and Ashbourne via major transport routes. Also close to the popular Three Horseshoes Inn.

Directions

From our Leek office take the A53 Buxton Road and travel approximately 2.5 miles, turning right onto Tittesworth Estate almost opposite The Three Horseshoes Inn, take the 2nd turning on your left and towards the end of the cul-de-sac the property will be found on your right hand side identified by our To Let board.

Accommodation Comprises

A UPVC and double side entrance door, leading into:

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Porch 4'9" x 2'9" (1.456 x 0.843)

UPVC double glazed windows to three sides and fitted carpet.

Hallway 6'4" x 5'3" (1.923 x 1.591)



Fitted carpet, radiator, stairs lead off to the first floor.

Lounge 14'1" x 12'10" (4.292 x 3.905)



Fitted carpet and UPVC double glazed window to the front aspect taking in good views, wall mounted electric fire and radiator.

Kitchen / Diner 17'4" x 9'4" (5.289 x 2.847)



UPVC double glazed window to the rear aspect overlooking the garden, UPVC door to the rear, vinyl flooring, range of base units with work surfaces over and tiled splash-backs inset stainless steel sink and drainer unit with mixer tap, built-in "Zanussi" electric cooker and electric hob with extractor fan over, plumbing for an automatic washing machine, dishwasher, space for a large fridge/freezer, oil boiler, radiator.

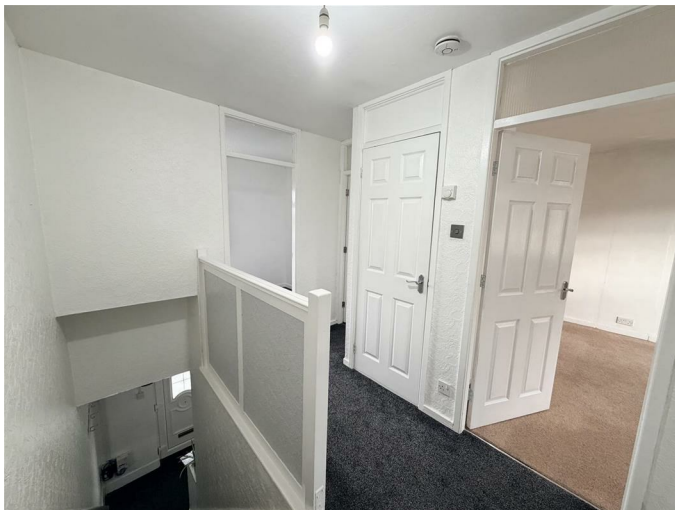
Useful under stair pantry.



First Floor

Stairs with fitted carpet with banister rail.

Landing



Fitted carpet, airing cupboard and loft access.

Bedroom One 12'9" x 10'7" (3.891 x 3.237)



Fitted carpet, UPVC double glazed window to the rear, shelving, radiator.

Bedroom Two 9'8" x 7'2" (2.938 x 2.196)



Fitted carpet, UPVC double glazed window to the front, shelving, radiator.

Bedroom Three 10'0" x 6'8" (3.048 x 2.036)



Fitted carpet, UPVC double glazed window to the front, over stair shelf, radiator.

Bathroom



Tiled floor, UPVC double glazed frosted window to the rear, the suite comprises a bath pan with "Triton"

shower over, pedestal wash hand basin, low flush W.C. and heated towel rail.

Outside



To the front is off road parking for two vehicles on a flagged drive.

To the rear is a low maintenance private gated garden with flagged patio, stone steps to a gravelled garden with further flagged seating area, shed, oil tank and fenced boundary.



Services

We believe mains Electricity and Water are connected, with oil boiler.

Viewings

By prior arrangement through the Agent.

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

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

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

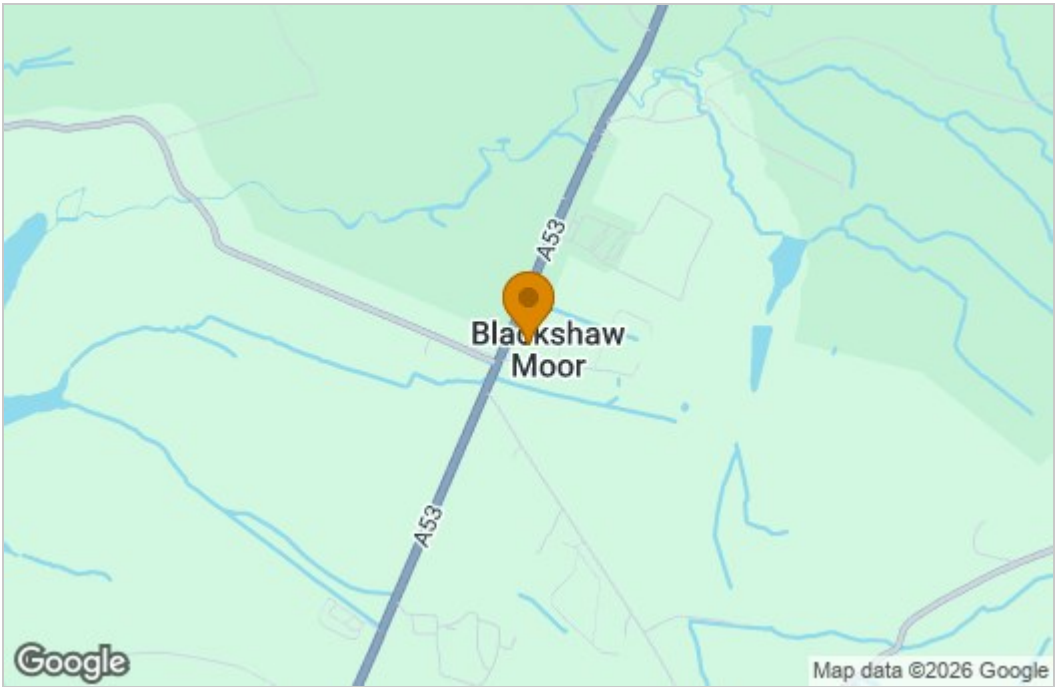
TWO separate forms of identification must be supplied along with each application. These need to be photographic and proof of current residency.

Photo ID: A form of photographic ID is required for

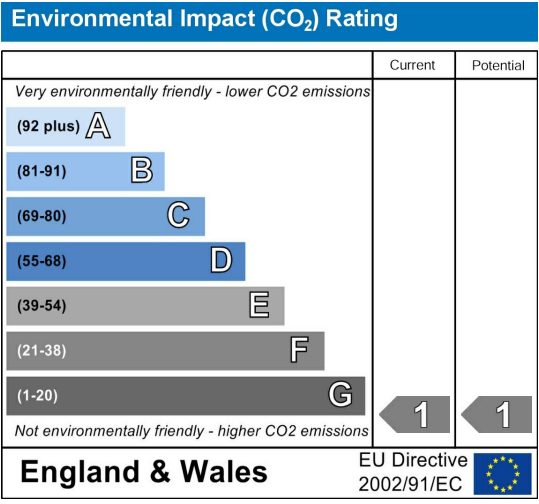
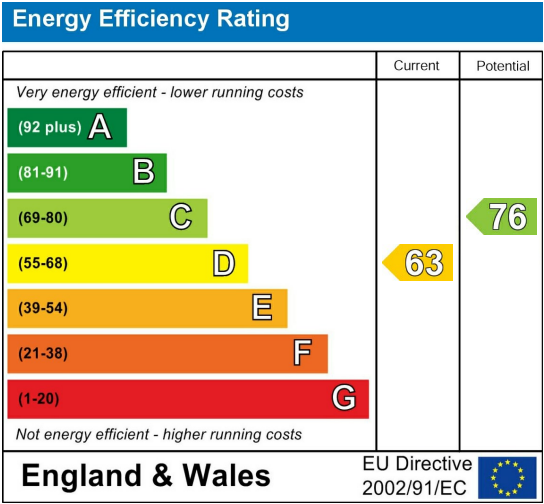
each applicant as part of your application. Passports and photographic driving licenses are both acceptable. If you do not hold a UK/European Passport you must provide a copy of your Visa/Work Permit.

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.

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.