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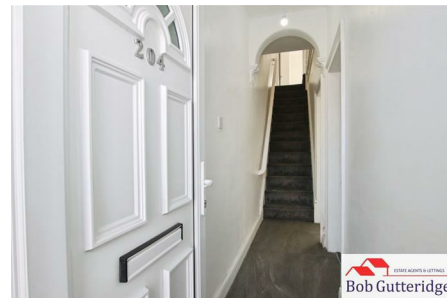


To Let Exclusive at £800 PCM

Bob Gutteridge Estate Agents are delighted to bring to the rental market this desirable fore courted terraced home situated in this ever convenient Fenton location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A50 & A500. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of bay fronted lounge, separate sitting room, fitted kitchen, ground floor bathroom and to the first floor are three generous bedrooms and a first floor shower room. Externally the property offers an enclosed rear yard. Viewing Of This Desirable Home Is A Must !

ENTRANCE HALLWAY 4.06m x 0.91m (13'4" x 3'0")

With Upvc double glazed front access door, pendant light fitting, smoke alarm, ceramic tiled flooring, stairs to first floor and doors leading off to;



BAY FRONTED LOUNGE 4.37m x 3.15m (14'4" x 10'4")

With timber and aluminium secondary glazed windows to front, pendant light fitting, single panelled radiator, built-in meter cupboards housing gas and electricity meters and consumer unit, and power points.



SITTING ROOM 3.76m x 3.20m (12'4" x 10'6")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, smoke alarm, power points and door leading off to;



FITTED KITCHEN 3.10m x 2.62m (10'2" x 8'7")

With Upvc double glazed windows to side, pendant light fitting, single panelled radiator, a range of base and wall mounted storage cupboards providing ample domestic storage space, round edge wood effect worktop, built-in stainless steel sink unit with mixer tap above, marble effect splashback, built-in Beko electric fan oven, built-in Beko four ring ceramic hob with extractor hood above, space for fridge/freezer, space for automatic washing machine, power points, access to understairs storage cupboard providing ample domestic storage space, wood effect vinyl cushion flooring and door leading off to;



REAR LOBBY 1.91m x 0.89m (6'3" x 2'11")

With Upvc double glazed side access door, Upvc double glazed window to side, pendant light fitting, double panelled radiator, ceramic tile flooring, ceramic wall tiling, loft access and door leading off to;



GROUND FLOOR BATHROOM 1.80m x 1.65m (5'11" x 5'5")

With enclosed light fitting, extractor fan, single panelled radiator, a white suite comprising low level dual flush WC, pedestal sink unit, panelled bath unit with mixer tap above and separate hand attachment, ceramic wall tiling and ceramic tile flooring.



FIRST FLOOR LANDING 3.89m x 1.68m (12'9" x 5'6")

With two pendant light fittings, smoke alarm, loft access, built-in storage cupboard housing a Navien gas combination boiler providing the domestic hot water and heating systems and doors leading off to;



BEDROOM ONE (FRONT) 4.22m x 3.76m (13'10" x 12'4")

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



BEDROOM TWO (REAR) 3.78m x 2.44m (12'5" x 8'0")

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



BEDROOM THREE (REAR) 3.73m x 2.69m (12'3" x 8'10")

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



FIRST FLOOR SHOWER ROOM 1.78m x 1.65m (5'10" x 5'5")

With Upvc double glazed frosted window to side, enclosed light fitting, extractor fan, vertical chrome towel radiator, a white suite comprising low level dual flush WC, vanity sink unit with mixer tap above, glazed shower enclosure with thermostatic direct flow shower and separate hand attachment, ceramic splashback tiling and ceramic tiled flooring.



EXTERNALLY

FORECOURT

Bounded by garden brick wall with stone flag paving.

ENCLOSED REAR YARD

Bounded by garden brick walls with stone flag paving and patio area providing ample domestic patio and sitting space and external store providing ample domestic storage space.



COUNCIL TAX

Band 'A' amount payable to City of Stoke-on-Trent 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 £800.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £923.07 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £184.61 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 floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Bob Gutteridge
ESTATE AGENTS & LETTINGS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 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

