DAVIES
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ESTABLISHED 1806

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7 Parsons Drive,
Gnosall,
ST20 0QS

£1,650 PCM

4 2 2 C

This detached family house is located on Parsons Drive in the village of Gnosall. Conveniently located for Stafford main line railway station and motorway network links.

The property briefly comprises to the ground floor entrance hall, newly fitted kitchen with integrated dishwasher and fridge/freezer, WC, spacious reception room with gas fire leading to dining area and conservatory. To the first floor landing, master bedroom with fitted cupboard, dressing area and newly fitted en-suite bathroom with separate shower cubicle. Additionally three further bedrooms, nursery/study and family bathroom with shower over the bath.

Outside, the property features a garden, garage and driveway to the front providing parking for 2 vehicles.

Rent: £1,650 pcm

Deposit: £1903 (5 weeks)

Holding Deposit: ONE WEEKS RENT – This is to reserve a property. Your Holding Deposit will be retained if any relevant person (including any guarantor(s)) provide false or misleading information, fail a Right to Rent check, withdraw from the property, or fail to take all reasonable steps to enter into a Tenancy Agreement. We will inform you in writing within 7 days of our decision should we retain your Holding Deposit. When the Tenancy Agreement commences your Holding Deposit will be deducted from your first month's rent.

EPC: C (a copy of the energy performance certificate will be available upon request and will be issued prior to commencement of the tenancy)

Council Tax Band: E (Staffordshire Council)

Utilities: Mains electricity, water and drainage. Gas fired central heating.

Broadband: Up to 1000mbps

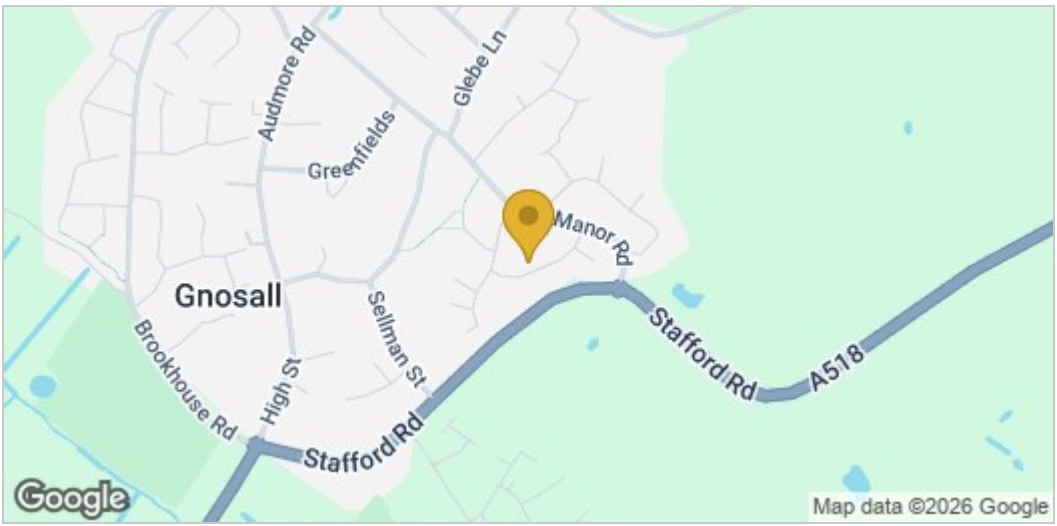
Mobile Signal/Coverage: Indoors: EE Limited, O2 None, Three Limited, Vodafone Limited
Outdoors: EE Good, O2 Good, Three Good, Vodafone Good

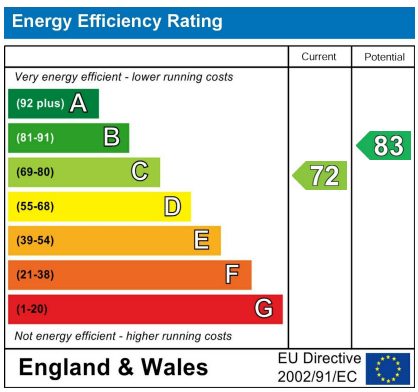
Parking: Garage & parking for two cars at the front

Flood Risk: Rivers & Seas – No risk

Costal Erosion Risk: None in this area

Coalfield or Mining Area: None in this area





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.