



2 South View Whiston



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2 South View

Whiston
Stoke On Trent
ST10 2HZ

- * A delightful double fronted mid terrace cottage situated in the sought after village of Whiston.
 - * The property benefits from double glazing and gas fired central heating.
 - * Accommodation comprises: Entrance Lobby, Lounge, Living Room and Kitchen to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
 - * Garden areas to both front and rear aspects.
 - * Driveway providing off road parking
- NO SMOKERS. NO PETS



PCM £850 PCM



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Staffordshire - 01538 383344



leek@buryandhilton.co.uk





General Information

Lounge 13'8" x 8'3" (4.17 x 2.54)

Laminate flooring. Radiator. Fire place.

Living Room 10'4" (3.15)

Tiled floor. Radiator. Multi fuel stove effect fire. Understairs storage.

Landing area

Loft access.

Bedroom 10'2" x 14'2" (3.12 x 4.32)

Radiator. Storage cupboard.

Bedroom 14'0" x 8'7" (4.29 x 2.64)

Radiator.

Bedroom 6'11" x 6'5" (2.11 x 1.96)

Radiator. Airing cupboard

Bathroom 10'7" x 6'3" (3.25 x 1.93)

W.c. Wash basin. Bath with shower over. Radiator.

Outside

Driveway providing off street parking. Front and rear gardens laid mainly to lawn.

Application

Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.

Council Tax

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The tenant is responsible for payment of the Council Tax. Expenses

The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.

Deposit

A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

proof of ID

In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

References

References through HomeLet will be applied for by Bury & Hilton

Viewing

Strictly by appointment only through the letting agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : leek@buryandhilton.co.uk

www.buryandhilton.co.uk

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Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
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