



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



14 Nab Hill Avenue

Leek, ST13 8EE

**£995 Per Calendar Month**



# 14 Nab Hill Avenue

, Leek, ST13 8EE

A spacious three bedroom well maintained semi detached home available to rent. Ideally situated in a popular residential location on the edge of Leek town centre. Boasting family sized accommodation across two floors. Also offering off road parking for up to 3 vehicles to the front and enclosed patio to the rear.

## Directions

From our office in Leek, head west on the A523 before taking a left turn onto West Street. Follow West Street for approximately 0.2 miles, then take a right turn onto Garden Street. Take the next left onto Nunn Street which continues onto Nab Hill Avenue where the property will be located on the right hand side as signposted by our 'To Let' board.

## Situation

The property is located on the outskirts of Leek town centre, a popular market town with good commuting links to other nearby towns.

## Accommodation Comprises

### Front Entrance Door

Leading to hallway and giving access to

### Kitchen Diner

22'4" x 11'4" max (6.82m x 3.47m max)

With a wooden floor, a radiator, a range of floor mounted kitchen units including a one and a half bowl sink and an electric oven with extractor fan above, integrated appliances include washing machine, dishwasher, fridge and freezer. UPVC windows to the side and rear aspects and patio doors onto the rear patio.

### Living Room

14'10" x 11'9" (4.53m x 3.59m)

With wooden flooring, radiator, fireplace with a log burner, floor mounted cupboards and a UPVC window to the front aspect.

### Staircase

Leading to First Floor Landing and giving access to





#### Master Bedroom

11'9" x 12'11" (3.60m x 3.96m)

With carpet flooring, radiator, UPVC window to the front aspect and an en-suite shower cubicle off.

#### Bedroom Number Two

10'5" x 11'10" (3.18m x 3.62m)

With carpet flooring, radiator and a UPVC window to the rear aspect.

#### Bedroom Number Three

10'2" x 6'5" (3.12m x 1.96m)

With carpet flooring, radiator and a UPVC window to the rear aspect.

#### Bathroom

7'1" x 4'9" (2.17m x 1.46m)

With tiled flooring, part tiled walls, heated towel rail, WC, wash hand basin with vanity unit, a bath and frosted UPVC window to the side aspect.

#### Outside

To the front of the property is a driveway with space for parking up to three cars.

To the rear of the property is an enclosed patio area with access from either the kitchen diner or gated access from the side of the house.

#### Services

We understand that all mains services are connected.

#### Viewings

By prior arrangement through Graham Watkins & Co.

#### 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.

### 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.





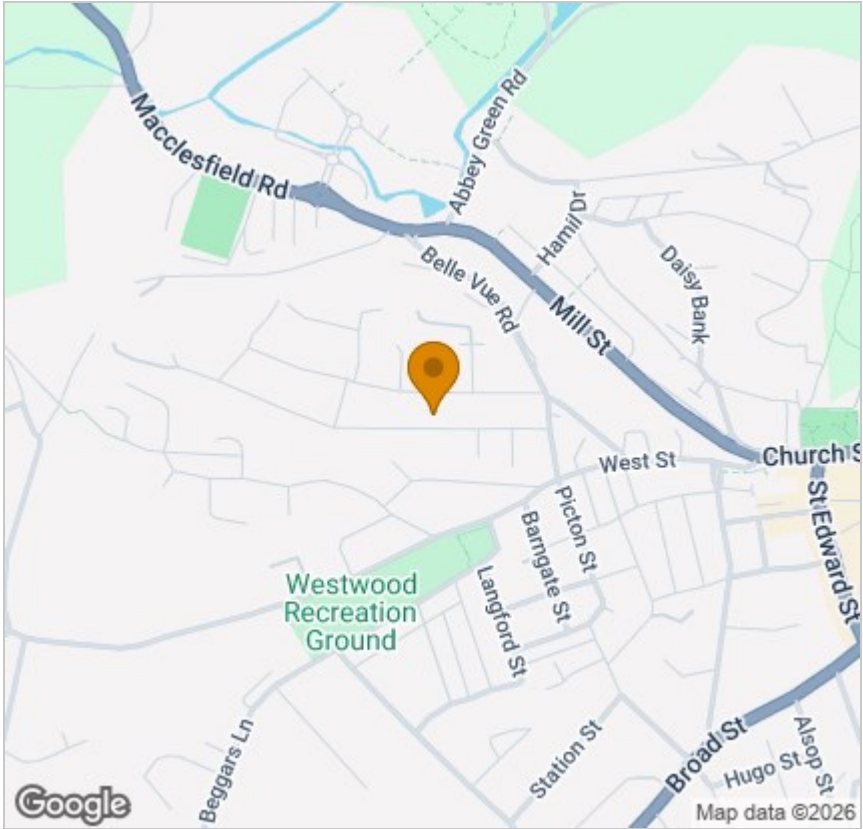
### Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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.

57 Derby Street, Leek, Staffordshire, ST13 6HU  
 Tel: 01538 373308 Email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) <https://www.grahamwatkins.co.uk>

### Area Map



### Energy Efficiency Graph

