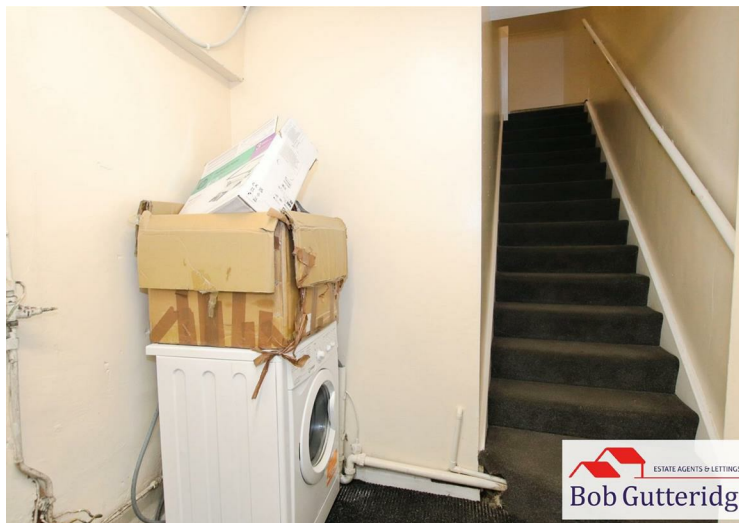


## 95a High Street, Wolstanton, Newcastle, ST5 0EP



To Let Exclusive at £595 PCM

Bob Gutteridge Estate Agents are pleased to offer to the rental market this spacious first floor flat in this convenient Wolstanton Village location which provides ease of access to local shops, schools and amenities as well as offering good road links to the 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 entrance lobby, and ground floor bathroom, and to the first floor are the lounge, fitted kitchen / diner, double bedroom along with access to a usable loft storage space. We Can Confirm That This Property Is Available Now !

#### **ENTRANCE LOBBY 1.47m x 2.36m (4'10" x 7'9")**

With timber front access door, LED tube light fitting, telephone connection point, plumbing for automatic washing machine, stairs to first floor and door leading off to;



#### **GROUND FLOOR BATHROOM 2.41m x 1.96m (7'11" x 6'5")**

With LED globe light fitting, single panelled radiator, extractor fan, a white suite comprising low level dual flush WC, pedestal sink unit, panel bath unit with mixer tap above, glazed shower screen and thermostatic direct flow shower unit, white ceramic wall tiling and vinyl cushion flooring.



**KITCHEN / LIVING / DINER 3.40m maximum x 7.01m (11'2" maximum x 23'0")**

With Upvc double glazed window to rear, three pendant light fittings, carbon monoxide alarm, wood laminate flooring, single panelled radiator, phone line connection point, power points, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge worktop, built-in stainless steel sink unit with mixer tap above, built-in Lamona electric oven with four ring gas hob and extractor hood above, white ceramic splashback tiling, space for fridge/freezer, an Alpha Evoke 28 gas combination boiler providing the domestic hot water and heating systems and door leading off to;



**HALLWAY 0.76m x 0.97m (2'6" x 3'2")**

With pendant light fitting, wood laminate flooring, stairs to converted loft space and door leading off to;

### **BEDROOM ONE (FRONT) 3.94m maximum x 3.86m maximum (12'11" maximum x 12'8" maximum)**

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, wood laminate flooring, power points, electricity consumer unit and BT Openreach connection point (subject to usual transfer regulations).



### **USABLE LOFT SPACE 4.62m maximum x 3.48m (15'2" maximum x 11'5")**

With timber double glazed Velux window to rear, LED tube light fitting, wood laminate flooring and power points.



### **COUNCIL TAX**

Band 'A' amount payable to Newcastle-under-Lyme Borough Council.

### **SERVICES**

Main services of gas, electricity, water and drainage are connected.

### **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

### **TERMS**

The property is offered to let at £595.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £686.53 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £137.30 which, subject to successful referencing, will form part of the rent. The holding deposit will be forfeit if certain conditions are not met by the applicant as per the Tenant Fees Act 2019, further details can be obtained from the Agent prior to applying. Smoking is not permitted.

Before you are granted a tenancy, you will have to demonstrate your Right to Rent in the UK as introduced by the Immigration Act 2014.

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 |

