2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
Tel: 01782 717341
WebSite: www.bobgutteridge.co.uk
E-mail: enquiries@bobgutteridge.co.uk

naea | propertymark PROTECTED

ESTATE AGENTS & LETTINGS
Bob Gutteridge

78 Brundall Oval, Stoke On Trent, Staffs, ST2 0PB







To Let Exclusive at £895 PCM

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and up-to-date semi-detached home, situated in this convenient Bentilee location, which provides ease of access to local shops, schools and amenities. As you would expect, this attractive home offers the modern-day comforts of Upvc double glazing, together with gas combination central heating, and in brief the accommodation comprises entrance lobby, spacious lounge and beautiful modern fitted kitchen/diner. To the first floor are three well-proportioned bedrooms, along with a newly installed first-floor family bathroom. Externally, the property offers gardens to both the front and rear aspects, providing outdoor space to enjoy.

Beautifully presented and updated, this delightful home is ideally suited to a variety of purchasers, including first-time buyers and those looking to move up or down the property ladder.

Viewing is HIGHLY RECOMMENDED!

ENTRANCE LOBBY

With composite double-glazed frosted front access door, Upvc double-glazed frosted window to side, pendant light fitting, double panelled radiator, modern wood-effect LVT flooring, power points, stairs to first floor landing, and door leads off to:



LOUNGE 4.45 x 3.43 (14'7" x 11'3")

With Upvc double-glazed window to front, pendant light fitting, double panelled radiator, modern wood-effect LVT flooring, built-in meter cupboard, power points, and access leads off to:





FITTED KITCHEN/DINING ROOM 5.46 x 3.07 (17'11" x 10'1")

With Upvc double-glazed French doors to rear, Upvc double-glazed windows to rear and side aspects, two pendant light fittings, smoke alarm, a range of base and wall-mounted high-gloss grey storage cupboards providing ample domestic cupboard and drawer space, granite-edge work surface with matching upstands, built-in stainless steel sink unit with chrome mixer tap above, Vaillant gas combination boiler serving the domestic hot water and central heating systems, plumbing for automatic washing machine, built-in Lamona four-ring ceramic electric hob with oven beneath and extractor hood above, space for fridge/freezer, mains stopcock, panelled radiator, modern wood-effect LVT flooring, power points, built-in electricity meter cupboard, and door to understairs storage cupboard providing ample domestic shelving and storage space.





FURTHER IMAGE

FIRST FLOOR LANDING

With Upvc double-glazed window to side, access to loft space, pendant light fitting, battery-operated smoke alarm, and doors lead off to rooms including:

BEDROOM ONE (REAR) 3.07m plus recess x 3.51m reducing to 3.00m (10'1" plus recess x 11'6" reducing to 9'10")

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





BEDROOM TWO 3.51m reducing to 2.57m x 2.59m (11'6" reducing to 8'5" x 8'6")

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





BEDROOM THREE 2.77m x 2.54m reducing to 1.57m (9'1" x 8'4" reducing to 5'2")

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



LUXURY FIRST FLOOR BATHROOM 2.34 x 1.70 (7'8" x 5'7")

With Upvc double-glazed frosted windows to side and rear aspects, enclosed light fitting, extractor fan, modern vertical chrome towel radiator, Aqua boarding to walls, a white suite comprising low-level dual-flush WC, pedestal sink unit with chrome mixer tap above, panelled bath with mixer tap and shower attachment, and modern wood-effect LVT flooring.





EXTERNALLY

FORE GARDEN

Bounded by concrete posts and timber fencing, with a flagged frontage providing ease of maintenance, complemented by blue slate chippings to the border. Access leads alongside the property to:

REAR GARDEN

Bounded by concrete posts and timber fencing, with a timber-decked area, two paved patio areas, and concrete pathways.



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

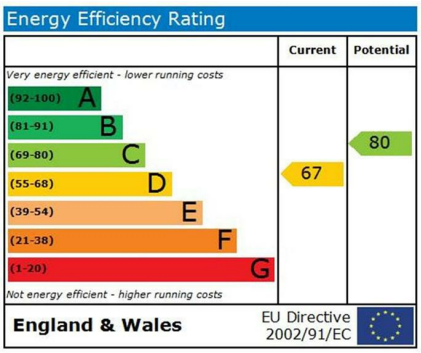
The property is offered to let at £895.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £1032.69 will be taken against damage/breakages etc.

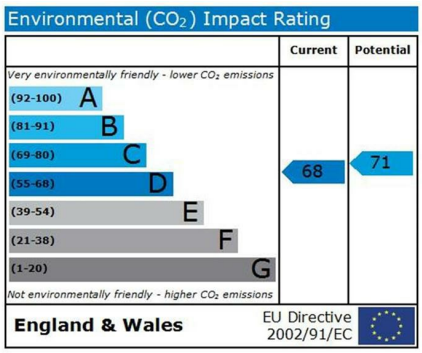
The tenant will be expected to pay a holding deposit of £206.53 which, subject to successful referencing, will form part of the rent. The holding deposit will be forfeit if certain conditions are not met by the applicant as per the Tenant Fees Act 2019, further details can be obtained from the Agent 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.

VIEWING

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





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.