Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

7 Percival Drive, Stoke-On-Trent, ST9 9PE

£995 Per Calendar Month

This delightful three-bedroom semi-detached house on Percival Drive, is available to rent in the sort after area of Stockton Brook.

The property boasts three well-proportioned bedrooms, Lounge, Kitchen/diner, family bathroom and an additional downstairs toilet.

Outside, there is an enclosed garden and the driveway provides off-road parking.

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Directions

Turn right onto Market St then turn left onto Stockwell St/A523, continue to follow A523, turn left onto St Edward St, turn right onto Broad St/A53 turn left onto Leek New Rd/A5009, continue straight onto Nursery Ln then turn left onto Percival Drive and the property is on your left identified by the' To Let' board.

Entrance Porch

External door to front, Upvc double glazed window to side,

Downstairs WC

Housing low level wc, Upvc double glazed frosted window to side, corner wash basin.

Inner Hall

Staircase off, radiator, Upvc double glazed window to side with understairs store.

Lounge 13'5" x 10'6" (4.10 x 3.21)

Upvc double glazed window to front, radiator, feature fireplace incorporating gas fire (decorative purposes), door to kitchen.

Dining Kitchen 16'10" x 12'1" max (5.15 x 3.7 max)

Excellent range of units with work surfaces over, inset one and a half bowl sink unit, integrated dishwasher, oven, grill and microwave, plumbing for washing machine, four ring gas hob with extractor, Upvc double glazed window and patio doors to rear ga4den, laminate tiled floor, radiator.

First Floor Landing

Upvc double glazed window to side, radiator, loft access.

Bedroom One 9'10" x 9'9" (3.02 x 2.98)

Upvc double glazed window to front, radiator, built in wardrobes.

Bedroom Three 6'11" x 6'7" (2.13 x 2.01)

Upvc double glazed window to front, built in wardrobes.

Bedroom Two 10'10" x 9'4" (3.32 x 2.86)

Upvc double glazed window to rear, radiator, built in wardrobes.

Bathroom 6'0" x 5'4" (1.85 x 1.63)

White suite comprising panelled bath with mixer shower fitment, low level wc and wash hand basin in vanity unit, heated towel rail, fully tiled walls, Upvc double glazed frosted window to rear.

Outside

Tarmacadem driveway with adjoining lawned gardens.

Rear gardens laid to patio and adjoining lawns with decking area and circular patio. Cold water tap and courtesy lighting.

Outbuildings
Used for storage.

Services
We believe all mains services are connected.

Viewings
By prior arrangement through the Agent.

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.

Wayleaves

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

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).

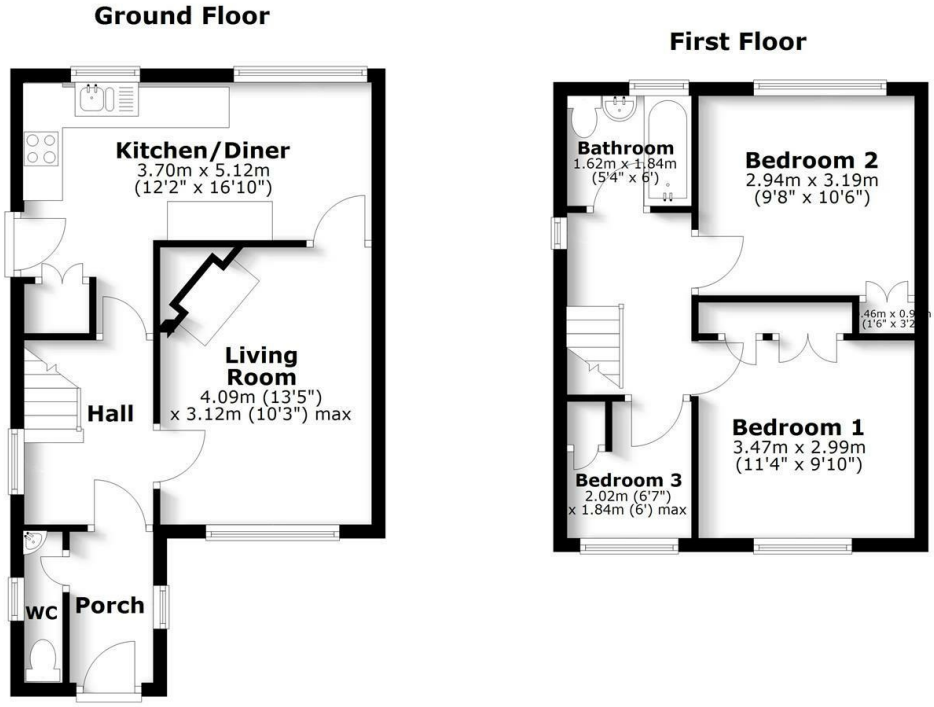
Deposit

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.

Council Tax & Local Authority

We believe this property is band B Council Tax and the Local Authority is Staffordshire Moorlands District Council

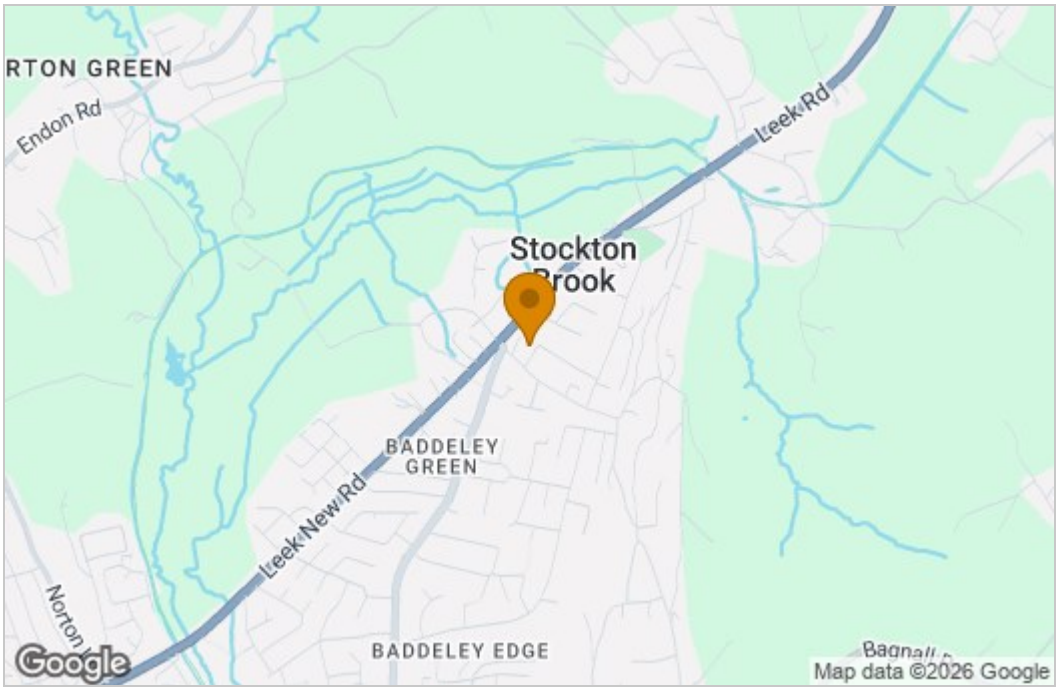
Floor Plan



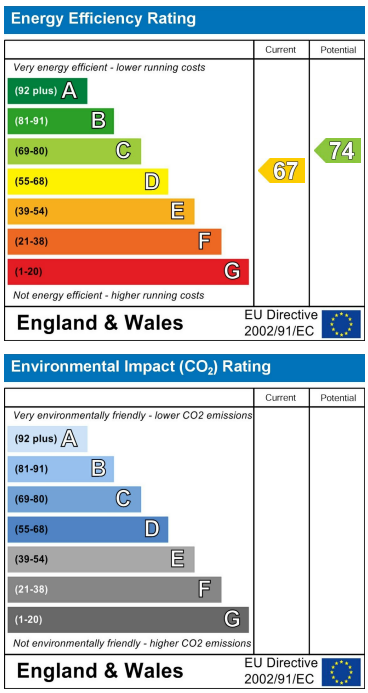
Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

7 Percival Drive, STOKE-ON-TRENT

Area Map



Energy Efficiency Graph



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.

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