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

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ESTATE AGENTS & LETTINGS
Bob Gutteridge

33 Bradwell Lane, Porthill, Newcastle-under-Lyme,

To Let Exclusive at £800 PCM

Bob Gutteridge Estate Agents are delighted to bring to the rental market this Victorian terraced home situated in this ever popular Porthill location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 and A500. As you would expect, this property benefits from the modern day comforts of Upvc double glazing and gas combi central heating. In brief the accommodation comprises of entrance hall, bay fronted sitting room, separate lounge, kitchen, downstairs WC, and to the first floor are two generous bedrooms along with a first floor family bathroom. Externally the property provides driveway parking to the front and an enclosed rear yard. Viewing Essential !

ENTRANCE HALLWAY 3.40m x 0.91m (11'2" x 3'0")

With timber stained glass front access door, light fitting, double panelled radiator, phone line connection point and doors leading off to;

BAY FRONTED SITTING ROOM 4.11m maximum x 3.07m (13'5" maximum x 10'0")

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, feature hearth with timber surround and fitted woodburner effect electric fire and built-in meter cupboard housing electricity consumer unit.

LOUNGE 4.14m maximum x 3.51m (13'7" maximum x 11'6")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, feature hearth with timber surround, tiled insert and feature woodburner effect electric fire, access to celler housing gas meter and providing ample domestic storage space, stairs to first floor and door leading off to;

FITTED KITCHEN 3.94m x 2.44m (12'11" x 8'0")

With Upvc double glazed window to side, LED tube light fitting, double panelled radiator, 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 Beko gas oven with four ring gas hob, white splashback tiling, a Logic Combi C30 gas combination boiler providing the domestic hot water and heating systems, power points and door leading off to;

REAR LOBBY 2.46m x 1.17m (8'1" x 3'10")

With timber glazed side access door, timber glazed window to side, pendant light fitting, single panelled radiator, ceramic tile flooring, ceramic wall tiling and door leading off to;

GROUND FLOOR W/C 1.80m x 0.91m (5'11" x 3'0")

With pendant light fitting, ceramic wall tiling, ceramic floor tiling, low level WC and hand wash basin;

FIRST FLOOR LANDING

With two pendant light fittings, power points and doors leading off to;

BEDROOM ONE (FRONT) 4.22m maximum x 3.33m (13'10" maximum x 10'11")

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, decorative picture railing, built-in storage cupboards providing ample domestic storage space, phone line connection point and power points.

BEDROOM TWO (REAR) 3.53m x 3.20m maximum (11'6" x 10'5" maximum)

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, power points and built-in storage cupboard providing loft access and ample domestic storage space.

FIRST FLOOR BATHROOM 3.94m x 2.41m (12'11" x 7'11")

With Upvc double glazed frosted window to rear, enclosed light fitting, double panelled radiator, vinyl cushion flooring, a coloured suite comprising low level WC, pedestal sink unit, panelled bath unit with mixer tap above and separate handheld attachment, corner glazed shower enclosure with thermostatic direct flow shower, built-in cupboard providing ample domestic storage space and blue ceramic splashback tiling;

EXTERNALLY

FRONT GARDEN

Bounded by garden brick walls, concrete posts and timber fencing. With raised beds and driveway parking for one vehicle.

ENCLOSED REAR YARD

Bounded by garden brick wall with garden brick paving and patio area, timber rear access gate, brick built external store, outdoor tap and decorative railing.

COUNCIL TAX

Band 'B' 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 £800.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £923.07 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £184.61 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.

33, Bradwell Lane, Newcastle, ST5 8PP, GB

Ground Floor First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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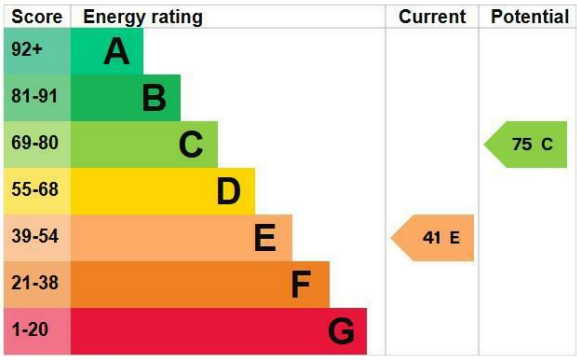

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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

The Property Ombudsman

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