

3 Barmouth Grove, Brindley Ford, Stoke-On-Trent,



To Let Exclusive at £795 PCM

Bob Gutteridge Estate Agents are delighted to bring to the rental market this beautifully presented and up to date mid town house situated in this ever popular Brindley Ford location. This home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of open plan lounge, fitted kitchen/diner and to the first floor are three bedrooms along with a first floor fully tiled bathroom. Externally the property offers gardens to front and rear along with a detached sectional garage providing off road parking. Viewing Advised !

LOUNGE 4.37m x 4.09m (14'4" x 13'5")

With composite multi double glazed frosted front access door, Upvc double glazed bow window to front, coving to ceiling, pendant light fitting, marble hearth and inset with pine surround, electric modern pebble effect fire, oak effect flooring, TV aerial point and Sky connection point (subject to usual transfer regulations), double panelled radiator, six power points, stairs to first floor landing and archway reveals access off to;



FITTED KITCHEN / DINING ROOM 4.37m x 2.84m (14'4" x 9'4")

With Upvc double glazed window to rear, Upvc double glazed frosted rear access door with frosted double glazed panels, three lamp spotlight fitting, four lamp spotlight fitting, double panelled radiator, ceramic tiled flooring, a range of base and wall mounted cherry wood effect storage providing ample domestic cupboard and drawer space, round edge work surface in high gloss marble effect, built in plasticised bowl and a half single drainer sink unit with chrome mixer tap above, built in four ring gas hob unit with double oven beneath and extractor hood above, ceramic splash back tiling, plumbing for both dishwasher and washing machine, space for under counter fridge and freezer and nine power points.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm, thermostat, power point and doors leading to rooms including door to built in storage cupboard providing ample domestic cupboard and storage space with Worcester combination boiler providing domestic hot water and central heating systems.



BEDROOM ONE (REAR) 3.84m x 2.49m maximum (12'7" x 8'2" maximum)

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, single panelled radiator and two power points.



BEDROOM TWO 3.18m x 2.13m plus door recess (10'5" x 7'0" plus door recess)

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



BEDROOM THREE 1.96m x 2.16m (6'5" x 7'1")

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



FIRST FLOOR BATHROOM 1.83m x 1.68m (6'0" x 5'6")

With Upvc double glazed frosted window to rear, enclosed light fitting, fully tiled in marble effect wall ceramics with decorative border tile, soft cream suite comprising of low level WC, pedestal sink unit, panelled bath unit with electric shower above, extractor fan, vinyl cushioned flooring and single panelled radiator.



EXTERNALLY

FORE GARDEN

Bounded by established maintained hedges to borders, lawn section and flagged pathway providing pedestrian access to the front of the property.



ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, flagged areas providing ample patio and sitting space and ease of maintenance, timber gate providing pedestrian access to the rear of the property and access leads off to;



DETACHED SECTIONAL GARAGE

With part panelled side access door, glazed window to rear and up and over metal door providing off road parking for one vehicle.

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 £795.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £917.30 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £183.46 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.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

