



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Mill Farm Fole, Uttoxeter, ST14 5EJ

£1,050 Per Calendar Month

A substantial three bedroomed farmhouse constructed in traditional red brick offering spacious accommodation in a beautiful rural area close to commuter links and many local amenities. The accommodation is made up of large proportioned room sizes and offers ample storage having three large attic rooms with off road parking and gardens.

Viewing is highly recommended to catch this rental property early on.



Directions

From the centre of Leek take the A520 through Leekbrook and Cheddleton. Continue to Wetley rocks, taking a slight left at the filling station onto the A522. After about 1.5 miles take a left turn onto the A52. At the first roundabout take the first exit. At the next roundabout take the first exit. At the next roundabout take the second exit and stay on Tape Street A522 for approx 5 miles. In Fole, turn right by the Chapel then take the first left. The road will be marked as a 'no through' road, but continue on and the property will be found on the left hand side.

Situation

A beautiful rural spot enjoying surrounding countryside and views. With easy access to major commuter links and attractive traditional market towns.

Dining Room 15'11" x 15'0" (4.86 x 4.58)

External door to the side, uPVC double glazed window, double radiator, tiled floor and Rayburn cooker.

Utility Room 18'5" x 5'2" (5.62 x 1.58)

Original stone stillage, uPVC double glazed windows to the rear and window to the side

Kitchen 15'6" x 13'0" (4.73 x 3.97)

Excellent range of units with integrated fridge and freezer, washing machine, work surfaces with one and half sink unit and mixer taps. With tile splashbacks, matching wall mounted cupboards, uPVC double glazed window to the front, tiled floor, double radiator and external door to the rear.

Inner Hall

With stairs, door to the cellar and double radiator

Living Room 16'6" x 16'1" (5.03 x 4.90)

Inglenook fireplace including open fire, 2 windows to the side aspect, exposed beams and double radiator.

Entrance Hall

External door to the front with original Minton tiled floor

Sitting Room 13'10" x 12'4" (4.21 x 3.76)

With tiled fireplace including open fire, window to the front aspect, exposed beams and radiator.

First Floor Landing

Door to Attic Rooms

Master Bedroom 16'2" x 15'4" (4.92 x 4.67)

With uPVC double glazed window to the side aspect, oak flooring and double radiator.

Bathroom 18'6" x 6'2" (5.63 x 1.88)

With bathroom suite comprising cast iron bath with shower over, pedestal wash hand basin, low level lavatory, cushioned floor, double radiator, airing cupboard housing water cylinder and fixed shelving.

Bedroom Two 16'3" x 15'1" (4.95 x 4.61)

With window to front aspect, dining room, two built in wardrobes, decorative fireplace and oak flooring

Bedroom Three 14'1" x 12'5" (4.29 x 3.79)

With window to the front aspect, dining room, built in wardrobes and oak flooring

Second Floor

Comprising two attic rooms both used for storage

Attic Room One 17'3" x 15'3" (5.25 x 4.66)

With Window

Attic Room Two 16'10" x 16'8" (5.13 x 5.09)

With Window

Attic Room Three 14'2" x 12'6" (4.32 x 3.82)

With Window

Outside

With yard area to the rear with coal and log store and adjoining W.C.

With brick & tiles outhouse for storage.

Parking available at owners own risk as tractors operate in and out of the yard area.

Garden

With lawns to the front incorporating pathways.

Services

We believe the property is oil fired central heating.

Viewings

By prior arrangement through Graham Watkins & Co.

Deposit

Is typically equal to five weeks' rent but may vary. This will be held 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.

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.

Floor Plan

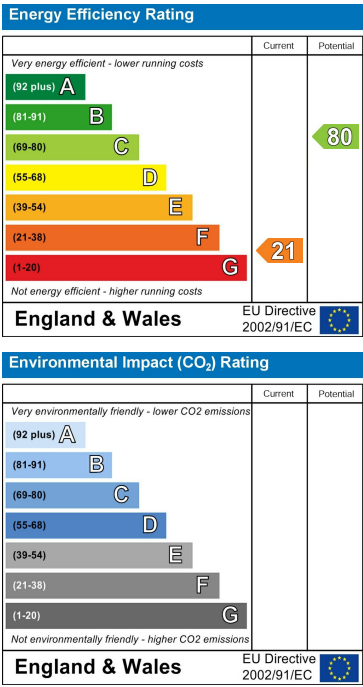


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.