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ESTATE AGENTS & LETTINGS
Bob Gutteridge

29 Kinver Street, Smallthorne, Stoke-On-Trent, Staffs, ST6 1JZ







To Let Exclusive at £650 PCM

Bob Gutteridge Estate Agents are delighted to bring to the market this updated Victorian terraced home situated in convenient Smallthorne location which provides ease of access to local shops, schools and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of sitting room, lounge, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard. Viewing Advised !

SITTING ROOM 3.35m x 3.07m (11'0" x 10'1")

With part panelled part glazed front access door, Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, decorative dado rail, built in gas/electricity meter cupboards, feature fireplace, oak effect laminate flooring, power points and access off to;



LOUNGE 3.38m x 3.38m (11'1" x 11'1")

With Upvc double glazed window to rear with inset Georgian pattern, pendant light fitting, coving to ceiling, two wall light fittings, oak effect laminate flooring, panelled radiator, power points, feature fireplace (fire not connected), stairs to first floor landing, door to understairs store and access off to;



FITTED KITCHEN 2.67m x 1.88m (8'9" x 6'2")

With Upvc double glazed window to side with inset Georgian pattern, spotlight fittings, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, woodblock effect work surface with built in four ring gas hob unit with oven beneath, ceramic splashback tiling, tile effect flooring, space for fridge/freezer, plumbing for automatic washing machine, panelled radiator, power points and access to;





REAR LOBBY

With Upvc side access door, tile effect flooring and access to;

BATHROOM 1.96m x 1.70m (6'5" x 5'7")

With Upvc double glazed frosted window to side, panelled radiator, vinyl cushion flooring, a white three piece suite comprising of low level WC, pedestal sink unit, panelled bath unit with Victorian style mixer tap plus electric shower above and ceramic splashback tiling.



FIRST FLOOR LANDING

With pendant light fitting and doors to rooms including;

BEDROOM ONE (REAR) 3.38m x 3.38m (11'1" x 11'1)

With Upvc double glazed window to rear with inset Georgian pattern, pendant light fitting, panelled radiator, modern grey laminate flooring, power points and built in boiler cupboard housing a Main Eco combination boiler providing the domestic hot water and central heating systems.



BEDROOM TWO FRONT 3.40m x 3.07m (11'2" x 10'1")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, modern grey laminate flooring and power points.



EXTERNALLY



ENCLOSED REAR YARD

A paved yard with pedestrian access and brick built store.

COUNCIL TAX

Band 'A" amount payable to Stoke On Trent City Council.

SERVICES
Main services of gas, electricity, water and drainage are connected.

TERMS
The property is offered to let at £650.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £750.00 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £150.00 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.

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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