



19 Severn Close
Uttoxeter



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

19 Severn Close

Uttoxeter
Staffordshire
ST14 8UJ

- * A well maintained modern two bedroomed end-terrace property situated close to the town centre, local amenities and within easy reach of local transport links.
- * The property briefly comprises: Entrance Hall, Kitchen and Living Room the ground floor. Landing Area, Two Bedrooms and Superb Bathroom to the first floor.
- * To the rear is an enclosed garden mainly laid to lawn with small patio area, to the side of the property is a driveway providing off street parking.
- * The property is located in a quiet cul-de-sac position and also benefits from gas fired central heating and Upvc double glazing



Per Calendar Month £850 Per Calendar Month



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Staffordshire - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrancehall

Tiled floor. Radiator.

Kitchen 8'5" x 7'9" (2.57 x 2.36)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Gas hob, electric oven below and extractor unit above. Central heating boiler. Tiled floor. Coving. Plumbing point.

Livingroom 15'5" x 11'9" (4.70 x 3.58)

Radiator. Stairs off. Coving. Rear door to garden area.

Landingarea

Access to:

Bedroom 11'11" x 11'9" (3.63 x 3.58)

Radiator.

Bedroom 12'1" x 5'8" (3.68 x 1.73)

Radiator.

Bathroom

Bath with shower over. W.c. Wash basin. Radiator.

Outside

To the rear is an enclosed garden mainly laid to lawn with small patio area, to the side of the property is a driveway providing off street parking.

Application

Applications for the tenancy of this property must be in writing to Bury & Hilton and on the prescribes 'Application for Tenancy form'.

Council Tax

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The tenant is responsible for payment of the Council Tax. Expenses

The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.

References

References through HomeLet will be applied for by Bury & Hilton

Proof of ID

In order to comply with Right to Rent Regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

Viewing

Strictly by appointment only through the letting agents Bury & Hilton at the Leek Office on 01538 383344.

Deposit

A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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