



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



27 Garden Street, Leek, ST13 8DY

£875 Per Calendar Month

A fully renovated and well presented three bedroom terrace, situated in the West End of Leek, boasting good living space, comprising a lounge, spacious dining room, kitchen, utility room, three bedrooms and an upstairs shower room. Small patio to the front and yard to the rear with gated access to Nunn Street within walking distance to town centre and West End Schools.



Directions

From our Derby St office turn right onto Market St, turn left onto Stockwell St/A523, Continue to follow A523, Turn left onto Church St, continue onto West St, turn right onto Garden St and your destination will be on the left.

Covered Porch

Entrance Hall

With staircase off, radiator.

Dining Room 13'3" x 10'0" max (4.05 x 3.06 max)



Feature Upvc double glazed bay window to front, radiators, corning.

Living Room 14'6" x 13'5" max (4.43 x 4.11 max)



Upvc double glazed window to rear, radiator's, fireplace incorporating electric fire with mantle over.

Kitchen 16'8" x 7'9" (5.09 x 2.37)



Newly fitted kitchen units comprising matching wall and base units with built Lamona oven and hob with extractor over, inset one and a half bowl sink unit, radiators, two Upvc double glazed windows to side aspect, tiled floor.

Utility 7'7" x 5'3" (2.32 x 1.61)

Upvc double glazed door and window to side aspect, radiator, cushioned floor.

First Floor Landing

Having radiator and loft access.

Bedroom One 13'1" x 11'3" (4.0 x 3.45)



Two Upvc double glazed windows to front aspect, radiator.

Bedroom Two 12'9" x 10'6" (3.89 x 3.22)



Upvc double glazed windows to rear aspect, radiator, overstairs store.

Shower Room 9'4" x 4'4" (2.87 x 1.34)



Newly fitted suite comprising fully enclosed shower cubicle incorporating mixer shower fitment, pedestal wash basin, low level wc, heated towel rail, Upvc double glazed frosted windows to side aspect, cushioned floor.

Bedroom Three 7'7" x 6'9" (2.32 x 2.07)



Upvc double glazed window to rear, radiator.

Outside



Enclosed forecourt.

Rear garden laid to flagged patio and pedestrian gated access.

Services

We believe all mains services are connected.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Local Authority

The local authority is Staffordshire County Council

Tax Band

We believe the property is in band B

Wayleaves

The property is sold 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, quasi easements 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 sale.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

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.

Viewings

By prior arrangement through Graham Watkins & Co.

Holding Deposit

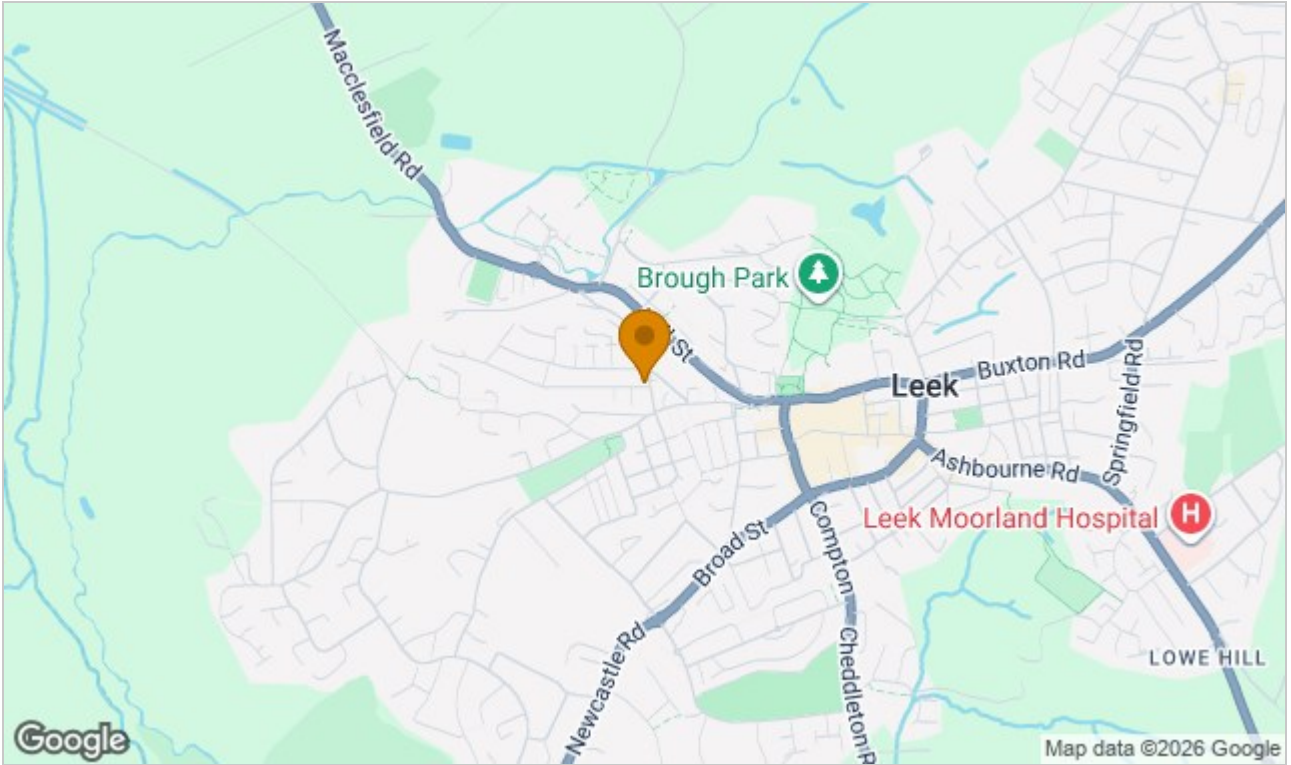
Non-refundable Holding Deposit Requested: equal to one week's rent

PLEASE NOTE: A holding deposit will be requested from you if the landlord/s wishes to process your application. This will be to reserve the property you have applied for, while the reference checks are being carried out. The holding deposit will be retained by Graham Watkins & Co. if the applicant or guarantor withdraws from applying for the property, fails the referencing checks or fails to sign the tenancy agreement within 15 calendar days (or other date mutually agreed in writing).

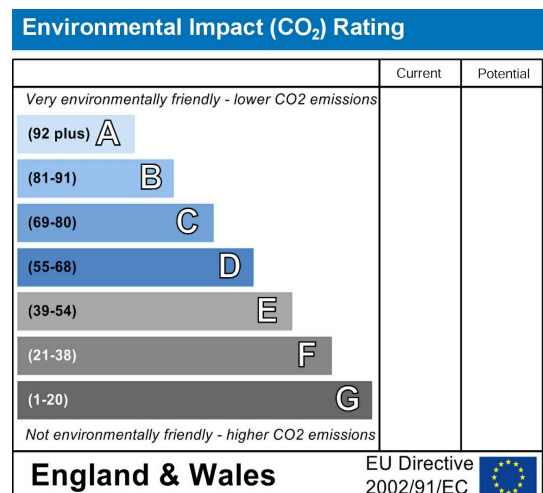
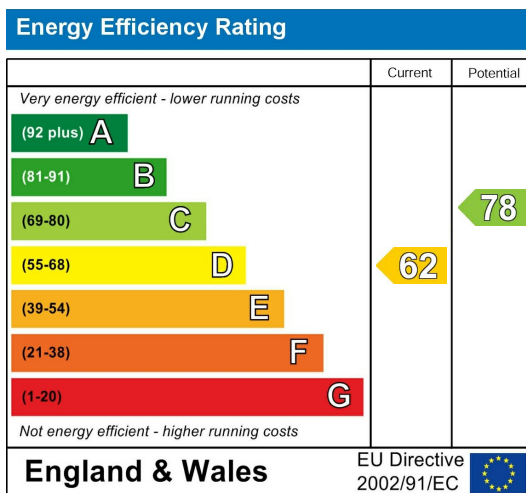
Deposit

The deposit is typically equal to five weeks' rent (but may vary). The holding deposit and four weeks' deposit will be held together 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.

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.

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk <https://www.grahamwatkins.co.uk>