

13 St Thomas's Road

Tean

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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13 St Thomas's Road

Tean
Stoke on Trent
ST10 4DS

* An end of terrace property situated in a highly convenient location for village amenities.
* The property benefits from Upvc double glazing and gas fired central heating.
* Accommodation comprises: Living Room, Kitchen and Shower Room to the ground floor. Landing Area and Two Bedrooms to the first floor.
* Rear yard.
* Available immediately.

PCM £650 PCM

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Staffordshire - 01538 383344

leek@buryandhilton.co.uk

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General Information

Lounge 15'1" x 14'11" (4.60 x 4.55)
Radiator. Laminate flooring. Store off under stairs. Stairs off.

Kitchen 7'6" x 5'8" (2.31 x 1.75)
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Cooker. Tiled floor. Rear door.

Shower Room
Shower cubicle, wash basin and WC. Heated towel rail. Tiled flooring.

Bedroom 14'11" x 8'2" (4.57 x 2.49)
Radiator.

Bedroom 11'10" x 6'7" (3.61 x 2.03)
Radiator.

Outside
Rear yard and small raised paved garden area.

Application
Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed '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.

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.

References
References through HomeLet will be applied for by Bury & Hilton

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 a the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

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

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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