



**The Woodlands Wood Eaton,
Stafford,
ST20 0BB**

£1,400 Per Month

A recently renovated detached bungalow set in a large garden laid lawn. The property is situated 0.5 miles from the village of Church Eaton approximately 6 miles from Stafford and 3 miles from Gnosall with all local amenities.

The property comprises entrance hall, double reception room, utility room and WC, kitchen/breakfast room, three bedrooms and bathroom with shower over. Outside the property benefits from driveway parking and a large shed.

Available immediately. Oil fired CH.

Rent: £1,400pcm

Deposit: £1,615 (5 weeks)

Holding Deposit: ONE WEEKS RENT – This is to reserve a property. Your Holding Deposit will be retained if any relevant person (including any guarantor(s)) provide false or misleading information, fail a Right to Rent check, withdraw from the property, or fail to take all reasonable steps to enter into a Tenancy Agreement. We will inform you in writing within 7 days of our decision should we retain your Holding Deposit. When the Tenancy Agreement commences your Holding Deposit will be deducted from your first month's rent.

EPC: TBC (a copy of the energy performance certificate will be available upon request and will be issued prior to commencement of the tenancy)

Council Tax Band: C (Stafford Council)

Utilities: Mains electricity and water. Septic tank drainage, the Landlord empties this. Oil fired central heating boiler.

Broadband: Up to 950mbps

Mobile Signal/Coverage Indoors: EE None, O2 Limited, Three None, Vodafone Variable

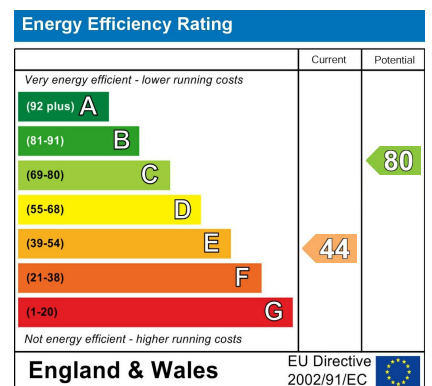
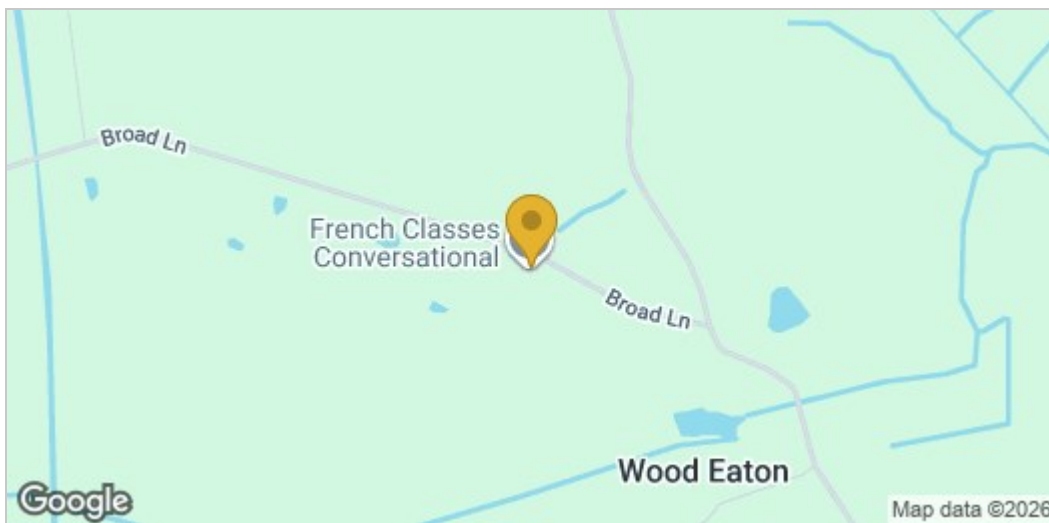
Mobile Signal/Coverage Outdoors: EE None, O2 Good, Three Variable, Vodafone Good

Parking: Private driveway

Flood Risk: Rivers & Seas – No risk

Coastal Erosion Risk: None in this area

Coalfield or Mining Area: None in this area



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.