

18 Winterside Close, Waterhayes, Newcastle-under-Lyme,



To Let Exclusive at £725 Per month

Bob Gutteridge Estate Agents are pleased to bring to the rental market this well-presented mid-townhouse home in this ever-popular Waterhayes Village location. As you would expect, the property benefits from the modern-day comforts of Upvc double glazing and gas combi central heating and in brief comprises entrance hall, spacious lounge, fitted kitchen, and to the first floor are two generous bedrooms and a first floor bathroom. Externally, a sizeable front garden can be found, along with an allocated parking space providing off-street parking for one vehicle. Viewing advised !

ENTRANCE LOBBY 1.07m x 0.86m (3'6" x 2'10")

With Upvc double glazed frosted front access door, pendant light fitting, electricity consumer unit, decorative dado railing, power point and doors leading off to;

LOUNGE 4.24m x 4.39m maximum (13'11" x 14'5" maximum)

With Upvc double glazed window to front, four-lamp spotlight fitting, smoke alarm, single panelled radiator, feature tiled hearth with wood surround and fitted coal effect fire, TV aerial connection point, power points, phone line / ADSL connection point, Openreach connection point (subject to usual transfer regulations), decorative dado railing, wood effect laminate flooring and stairs to first floor.



FITTED KITCHEN 3.76m x 1.70m (12'4" x 5'7")

With Upvc double glazed window to front, four-lamp spotlight fitting, extractor fan, single panelled radiator, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge worktops, composite sink unit with mixer tap above, dual compartment Hotpoint electric oven with four-ring hob above, space for fridge/freezer, power points, soft beige ceramic splashback and wood effect laminate flooring.



FIRST FLOOR LANDING 1.88m x 0.89m (6'2" x 2'11")

With pendant light fitting, smoke alarm, loft access, decorative dado railing and doors leading off to;

BEDROOM ONE 3.23m x 3.15m (10'7" x 10'4")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, airing cupboard housing a Logic Combi ESP1 24 boiler providing the domestic hot water and heating systems, built-in wardrobe providing ample domestic storage space, phone line / ADSL connection point and power points.



BEDROOM TWO 2.72m x 1.80m (8'11" x 5'11")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, wood effect laminate flooring, and power points.



FIRST FLOOR BATHROOM 1.88m x 1.75m (6'2" x 5'9")

With enclosed light fitting, extractor fan, single panelled radiator, a white suite comprising low-level dual flush WC, pedestal sink unit, panel bath unit with mixer tap and separate shower attachment above, white ceramic splashback tiling and wood effect laminate flooring.



EXTERNALLY

FORE GARDEN

Bounded by timber fencing and mature border hedges, with stone flag paving, generous lawn, access to built-in meter cupboard housing gas and electric meters and mature shrubbery.



ALLOCATED PARKING SPACE

This property benefits from an allocated parking space on the adjacent communal car park allowing parking for one vehicle.

COUNCIL TAX

Band 'A' amount payable to Newcastle-under-Lyme Borough Council.

SERVICES

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

TERMS

The property is offered to let at £725.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £836.53 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £167.30 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

