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ESTATE AGENTS & LETTINGS
Bob Gutteridge

56a Riceyman Road, Bradwell, Newcastle, Staffs, ST5 8LG







To Let Exclusive at £675 PCM

Bob Gutteridge Estate Agents are pleased to offer to the rental market this well presented first floor apartment situated in Bradwell which provides ease of access to local shops, schools and amenities as well as being well placed for access to both the A34 & A500. As you would expect this property offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance lobby, landing, spacious lounge/diner, fitted kitchen, bathroom and two bedrooms. Viewing Advised !

ENTRANCE LOBBY

With part panelled part glazed front access door, electricity consumer unit, electric meter, water meter and stairs to;

LANDING

With artex to ceiling, enclosed light fitting and doors to rooms including;



LOUNGE / DINER 4.22m x 4.52m (13'10" x 14'10")

With Upvc double glazed window to front, artex to ceiling, coving, pendant light fitting, power points, wood effect laminate flooring, TV aerial connection point and double panelled radiator.





FITTED KITCHEN 2.44m x 2.18m (8'0" x 7'2")

With Upvc double glazed window to rear, enclosed light fitting, artex to ceiling, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, stainless steel sink unit with taps above, freestanding gas cooker, ceramic splashback tiling, ceramic tiled flooring, plumbing for automatic washing machine, power points and door to built in store housing a Baxi combination boiler providing the domestic hot water and central heating systems.





BEDROOM ONE (FRONT) 4.55m x 3.23m (14'11" x 10'7")

With Upvc double glazed window to front, artex to ceiling, coving, pendant light fitting, panelled radiator and power points.



BEDROOM TWO (REAR) 3.66m x 2.59m (12'0" x 8'6")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



BATHROOM

With Upvc double glazed frosted window to rear, enclosed light fitting, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit, ceramic splashback tiling, ceramic tiled flooring and panelled radiator.



EXTERNALLY
This property offers communal off road parking on a first come first serve basis and also offers an external brick store.



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

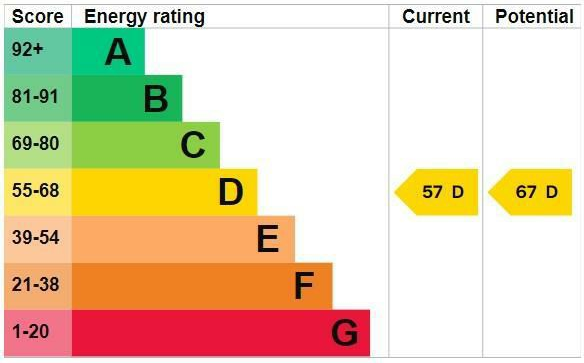
SERVICES
Main services of gas, electricity, water and drainage are connected.

TERMS
The property is offered to let at £675.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £778.84 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £155.76 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.



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