

115 Watlands View, Porthill, Newcastle, Staffordshire, ST5 8AG



To Let Exclusive at £700 PCM

Bob Gutteridge Estate Agents are delighted to bring to the rental market this beautifully presented and up to date spacious fore courted Victorian terraced home situated in this ever popular Porthill location. The property offers a pleasant layout of accommodation comprising of entrance hall, bay fronted sitting room, spacious lounge, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers a forecourt along with an enclosed rear yard. This property is conveniently located for access to both the A34 & A500 along with being well placed for access to local shops, schools and amenities. Viewing Advised !

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset led pattern and stained glass, frosted double glazed skylight above, original cornice to ceiling, ceramic tiled flooring, single panelled radiator, stairs to first floor landing, smoke alarm, pendant light fitting and doors to rooms including;



BAY FRONTED DINING ROOM 4.34m x 2.59m (14'3" x 8'6")

With Upvc double glazed bay window to front, three lamp light fitting, oak effect laminate flooring, single panelled radiator, built in gas and electricity meter cupboards, t.v. aerial lead, power points and built in storage unit providing ample shelving and storage space etc.



SEPARATE LOUNGE 3.61m x 3.58m (11'10" x 11'9")

With Upvc double glazed window to rear, four lamp light fitting, oak effect laminate flooring, wall mounted pebble effect electric fire, power points, BT & Virgin Media connection point (Subject to usual transfer regulations), single panelled radiator and access leading off to;



MODERN FITTED KITCHEN 3.58m x 2.16m (11'9" x 7'1")

With Upvc double glazed bay window to side, six spot light fittings, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space etc., round edge work surface in wood block effect with built in four ring gas hob unit with extractor hood above along with oven beneath, built in stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, ceramic tiled flooring, ceramic splash back tiling, power points and access leading off to;



REAR LOBBY AREA

With Upvc double glazed frosted side access door, ceramic tiled flooring and door to built in airing cupboard with Baxi combination boiler providing the domestic hot water and central heating systems.

FULLY TILED GROUND FLOOR BATHROOM 2.08m x 1.68m (6'10" x 5'6")

With Upvc double glazed frosted window to side, globe light fitting, fully tiled in high glazed wall ceramics with inset random pattern tile along with decorative border tile, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with thermostatic direct flow shower above, ceramic tiled flooring and single panelled radiator.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm and doors to rooms including;

BEDROOM ONE (FRONT) 3.58m x 3.58m+recess (11'9" x 11'9"+recess)

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, power points and access to loft space.



BEDROOM TWO (REAR) 3.58m x 3.63m (11'9" x 11'11")

With Upvc double glazed window to rear, pendant light fitting, artex to ceiling, coving, single panelled radiator, t.v. aerial lead, power points and double doors reveal access to built in wardrobe providing ample domestic hanging and storage space etc.



EXTERNALLY

FORE COURT TO FRONTAGE

Bounded by garden brick walls with concrete and quarry tiled pathways providing pedestrian access to the front of the property.

ENCLOSED REAR YARD

Bounded by garden brick walls with timber gate providing pedestrian access to the rear of the property, concreted areas providing ease of maintenance along with ample patio and sitting space and access leading to external brick storage providing ample external storage space.

COUNCIL TAX

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

SERVICES

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

VIEWING

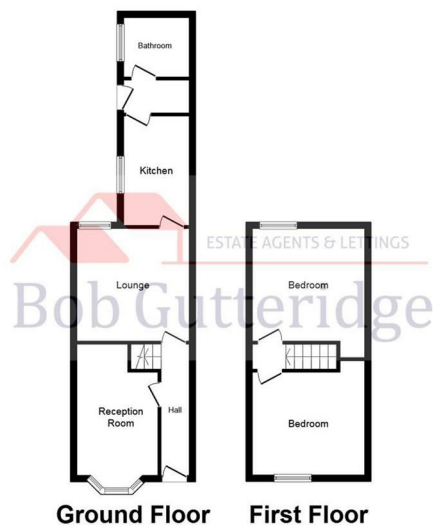
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

TERMS

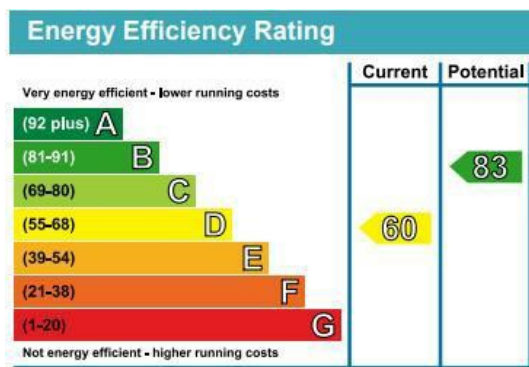
The property is offered to let at £700 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £807.69 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £161.53 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.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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

