

8 Wenlock Close, Chesterton, Newcastle, Staffordshire, ST5



To Let Exclusive at £850 PCM

Bob Gutteridge Estate Agents are delighted to offer to the rental market this modern day semi detached home situated in this pleasant Mitchell's Wood development in Chesterton. The property which is enhanced with Upvc double glazing along with gas central heating boasts family sized accommodation comprising of entrance lobby, lounge/dining room and modern fitted kitchen. To the first floor are three bedrooms along with a first floor fully tiled bathroom. Externally the property is situated on a generous plot with ample off road parking along with gardens to front and rear and a detached brick garage. This property is in an ideal position which provides good access links to the A34 along with being near to the local shops, schools and amenities. Internal inspection of this property is considered essential.

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, artex to ceiling, pendant light fitting, smoke alarm, double panelled radiator, wood effect laminate flooring in oak effect, stairs to first floor landing and panelled door leads off to;

LOUNGE / DINING ROOM 7.44m x 3.38m reducing in dining area to 2.11m (24'5" x 11'1" reducing in dining area to 6'11")

With Upvc double glazed bay window to front with inset lead pattern, Upvc double glazed window to rear with inset lead pattern, Upvc double glazed rear access door with inset double glazed panels and inset lead pattern, artex to ceiling, decorative beams to ceiling, two pendant light fittings, two single panelled radiators, oak effect laminate flooring in dining area, brick feature fireplace with inset gas fire, TV aerial point, five power points, door leads off to kitchen and door to under stairs storage cupboard with ample domestic shelving and storage space etc.



FITTED KITCHEN 2.11m x 2.84m (6'11" x 9'4")

With Upvc double glazed window to rear with inset lead pattern, artex to ceiling, globe light fitting, base mounted white storage cupboards providing ample domestic storage space, round edge work surface with built in stainless steel sink unit with taps above, free standing Beko gas cooker with four ring gas hob and oven beneath with grill, space for fridge/freezer, ceramic splash back tiling with inset patterned tile, wood effect laminate flooring in oak effect, plumbing for automatic washing machine, Ideal Icos boiler providing domestic hot water and central heating systems, electricity consumer unit and four power points.



FIRST FLOOR LANDING

With Upvc double glazed window to side with inset lead pattern, pendant light fitting, smoke alarm, access to loft space, power point and doors lead off to rooms including;

AIRING CUPBOARD

With door to built in airing cupboard providing ample domestic drying and storage space, copper hot water cylinder and Honeywell electronic timer clock and programmer.

FIRST FLOOR FULLY TILED BATHROOM 1.83m x 1.65m (6'0" x 5'5")

With Upvc double glazed frosted window to rear with inset lead pattern, artex to ceiling, globe light fitting, fully tiled in high glaze white ceramics with inset decorative mosaic border tile, white shell suite comprising of low level WC, pedestal sink unit, panelled bath unit with Victorian style mixer tap and shower attachment, single panelled radiator and vinyl tiled flooring.



BEDROOM ONE (REAR) 3.76m x 2.54m reducing to 2.41m (12'4" x 8'4" reducing to 7'11")

With Upvc double glazed window to rear with inset lead pattern, artex to ceiling, pendant light fitting, single panelled radiator and three power points.



BEDROOM TWO 3.20m x 2.08m (10'6" x 6'10")

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, single panelled radiator and two power points.



BEDROOM THREE 1.98m x 2.18m (6'6" x 7'2")

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, single panelled radiator and two power points.

EXTERNALLY

FORE GARDEN

Bounded by concrete posts and timber fencing and garden brick walls, flagged driveway providing ample off road parking for three or so vehicles, lawn section to frontage with plum slate chipping providing ease of maintenance and access leads off to;

REAR GARDEN

Bounded by garden brick walls with concrete panels and concrete posts with timber fencing, flagged area for off road parking, further flagged area providing patio and sitting space, large lawn section, crazy paved pathways, further flagged area to rear providing further barbeque space space etc, access to detached brick garage with metal up and over door and Upvc double glazed window to side.



NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.

COUNCIL TAX

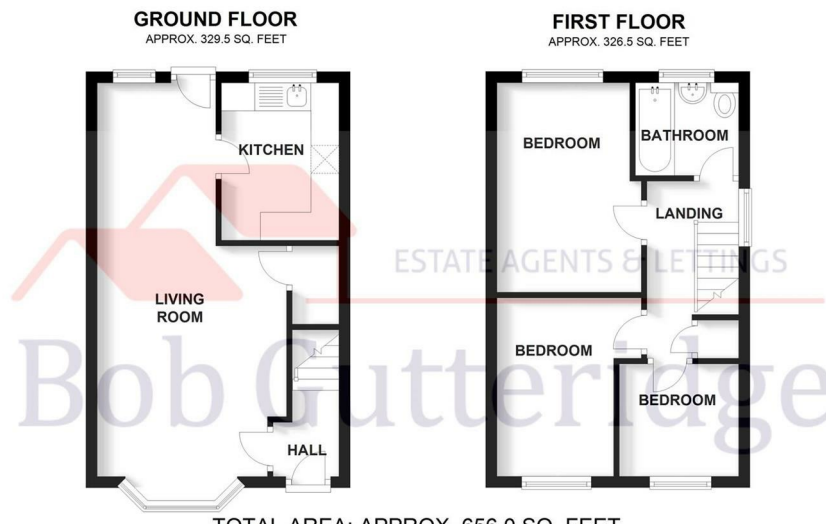
Band 'B' amount payable £1,509.25 2022/23 payable to Newcastle under Lyme Borough Council.

TERMS

The property is offered to let for a minimum term of six months at £850.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £980.76 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £196.150 which, subject to successful referencing, will form part of the deposit. The holding deposit will be forfeit if certain conditions are not met by the applicant, further details can be obtained from the Agent prior to applying.

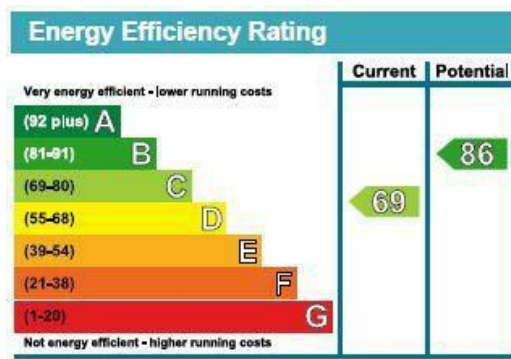
No Pets, No Smoking.

Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status



TOTAL AREA: APPROX. 656.0 SQ. FEET

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



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

