



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**3 Commercial Road, Buxton, SK17 8NU**

**£895 Per Calendar Month**

An excellent opportunity to rent this delightful two bedroom cottage situated in the picturesque village of Tideswell. The cottage has been refurbished throughout to an exceptional standard boasting quality fixtures and fittings. Accommodation offers Living room, fully fitted kitchen two first floor bedrooms with a modern shower room. An enclosed yard area at the rear with an additional outbuilding used for storage. A viewing is essential to be fully appreciated.



### Directions

From our Leek office take the A523 Buxton Road out of the town. After passing the Winking Man pub turn right signposted Longnor. Follow this road through Earl Sterndale on the B5053. At the junction turn right and immediately left onto the A5270 Old Coalpit Lane. At the junction turn right onto the A 6 and take the first left into the B6049 Blackwell Dale. Continue through Millers Dale and follow signs for Tideswell. Upon reaching the village 3 Commercial Road is situated opposite the George Inn on the right hand side identifiable by our To Let board.

### Accommodation Comprises:

Living Room 11'3" x 10'3" (3.43 x 3.14)



UPVC double glazed window to front, gas fire in surround, single radiator, laminate floor, built in meter cupboards.

### Entrance Porch

With double doors.

Kitchen 8'5" x 7'4" (2.59 x 2.24)



Excellent range of units comprising base cupboards with matching wall cupboards. Sink unit work surfaces. External door and access to cellar.



### First First Landing

Wall mounted boiler.

Bedroom One 10'0" x 6'9" (3.07 x 2.06)



UPVC double glazed window to front, single radiator, built in wardrobes .

Shower Room 6'7" x 4'1" (2.03 x 1.26)



Fully enclosed walk in shower cubicle incorporating mixer shower, low level lavatory, pedestal wash hand basin, heated towel rail, fully tiled walls and floor with under floor heating.

### Bedroom Two 7'4" x 6'5" (2.26 x 1.98)



UPVC double glazed window to rear and single radiator.

### Rear Garden

Enclosed yard area, part of outbuilding formerly toilet used for storage purposes.

### Services

We believe all mains services are connected.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Holding Deposit

Non-refundable Holding Deposit Requested: equal to one week's rent

PLEASE NOTE: A holding deposit will be requested from you if the landlord/s wishes to process your application. This will be to reserve the property you have applied for, while the reference checks are being carried out. The holding deposit will be retained by Graham Watkins & Co. if the applicant or guarantor withdraws from applying for the property, fails the referencing checks or fails to sign the tenancy agreement within 15 calendar days (or other date mutually agreed in writing).

### Deposit

The deposit is typically equal to five weeks' rent (but may vary). The holding deposit and four weeks' deposit will be held together by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

### Identification

TWO separate forms of identification must be supplied along with each application. These need to be photographic and proof of current residency.

Photo ID: A form of photographic ID is required for each applicant as part of your application.

Passports and photographic driving licenses are both acceptable. If you do not hold a UK/European Passport you must provide a copy of your Visa/Work Permit.

Proof of Residency: A utility bill or bank statement dated within the last three months is required as part of your application. This must show your current address and be in your name.

### Measurements

All measurements given are approximate and are 'maximum' measurements.

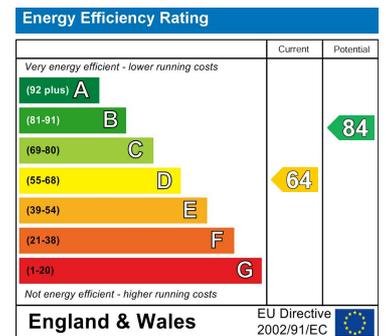
### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

## Area Map



## Energy Efficiency Graph



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.

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308 Email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) <https://www.grahamwatkins.co.uk>