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## 7 Tudor Close, Market Drayton, Shropshire, TF9 3QR



To Let Exclusive at £1,250 PCM



Bob Gutteridge Estate Agents are delighted to offer to the rental market this desirable modern day detached home situated on this desirable development in Market Drayton which provides ease of access to local shops, schools and amenities. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, lounge, modern fitted kitchen/diner, utility room, downstairs WC and to the first floor are three generous bedrooms along with an en-suite shower room and master bathroom. Externally the property offers gardens to front and rear along with off road parking and an attached brick garage. Viewing Advised !

### ENTRANCE HALL

With composite frosted double glazed front access door, pendant light fitting, modern grey wood effect flooring, stairs to first floor landing and doors to rooms including;



### LOUNGE 4.74 x 3.42 (15'6" x 11'2")

With Upvc double glazed bay window to front, pendant light fitting, BT telephone point (Subject to usual transfer regulations), panelled radiator, TV aerial socket and power points.



**OPEN PLAN FITTED KITCHEN / DINER 4.62 x 4.10 (15'1" x 13'5")**

With Upvc double glazed patio doors to rear, Upvc double glazed window to rear, heat detector, eight spotlight fittings, panelled radiator, modern grey wood effect flooring, a range of base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, square edge work surfaces with integrated stainless steel sink unit with mixer tap above, built in four ring gas hob unit with extractor hood above, integrated oven with microwave above, integrated fridge/freezer, power points and access to;



**UTILITY ROOM 2.12 x 1.23 (6'11" x 4'0")**

Additional built-in appliances with access to the downstairs WC.

**DOWNSTAIRS WC 1.85 x 0.97 (6'0" x 3'2")**

With spotlight fitting, extractor fan, modern chrome towel radiator, modern grey wood effect flooring, built in dual flush WC and pedestal sink unit with splashback tiling.



**FIRST FLOOR LANDING**

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



**BEDROOM ONE 3.62 x 3.29 (11'10" x 10'9")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and sliding wardrobe door reveals a built in wardrobe providing ample domestic hanging space and storage space. Door leads off to;



**EN-SUITE 2.61 x 1.19 (8'6" x 3'10")**

With Upvc double glazed frosted window to side, spotlight fittings, extractor fan, a white suite comprising of low level dual flush WC, vanity sink unit with chrome mixer tap above, walk in double shower enclosure with thermostatic direct flow shower, ceramic splashback tiling, modern grey wood effect flooring and towel radiator.





**BEDROOM TWO 3.61 x 3.29 (11'10" x 10'9")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and sliding wardrobe doors reveal a built in wardrobe providing ample domestic hanging space and storage space.



**BEDROOM THREE 2.21 x 2.36 (7'3" x 7'8")**

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



**FAMILY BATHROOM 2.36 x 1.89 (7'8" x 6'2")**

With Upvc double glazed frosted window to rear, spotlight fitting, electric shaver socket, ceramic half wall tiling with feature tile, a built in suite comprising of dual flush WC, wall mounted sink unit, panel bath unit, ceramic tiled flooring extractor fan and chrome towel radiator.



**EXTERNALLY**

## FORE GARDEN

With a brick paved driveway allowing for ample off road parking, lawn section with mature shrubs, external lighting and access alongside the property to;



## REAR GARDEN

Bounded by timber post and timber fencing, paved pathways, lawn section and a garden timber shed.



## ATTACHED GARAGE

With up and over door and ample domestic external storage space.

## COUNCIL TAX

Band 'D' amount payable to Shropshire Council.

## SERVICES

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

## TERMS

The property is offered to let for a minimum term of six months at £1250.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £1442.30 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £288.46 which, subject to successful referencing, will form part of the first months rent. 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

## 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		94 A
81-91	B	84 B	
69-80	C		
55-68	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

