

2 Watlands View, Porthill  
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## 62 Watlands View, Porthill, Newcastle, Staffs, ST5 8AQ



To Let Exclusive at £700 PCM

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable fore courted Victorian terraced situated in this ever popular and convenient Porthill location which provides ease of access to both the A34 & A500 as well as being near to local shops, schools and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, sitting room, lounge, fitted kitchen, ground floor shower room and to the first floor are two double bedrooms. Externally the property offers a fore court and enclosed rear yard. Viewing Advised !

### ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern and frosted skylight above, coving to ceiling, panelled radiator, oak effect laminate flooring and doors to rooms including;



### SITTING ROOM 3.43m x 2.57m (11'3" x 8'5")

With Upvc double glazed window to front, coving to ceiling, three lamp light fitting, smoke alarm, oak effect laminate flooring, power points and built in meter cupboard.



### **LOUNGE 3.71m x 3.68m (12'2" x 12'1")**

With Upvc double glazed window to rear, coving to ceiling, three lamp light fitting, smoke alarm, panelled radiator, BT telephone point (subject to usual transfer regulations), Virgin Media connection point (subject to usual transfer regulations), feature fire surround, door to under stairs store, stairs to first floor landing and door leads off to;



### **FITTED KITCHEN 3.73m x 2.08m (12'3" x 6'10")**

With Upvc double glazed window to side, coving to ceiling, four lamp light fitting, heat detector, a range of base and wall mounted beech wood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half stainless steel sink unit with mixer tap above, space for freestanding gas cooker, plumbing for automatic washing machine, space for fridge/freezer, vinyl cushion flooring, power points and door to;



### **REAR LOBBY AREA**

With Upvc double glazed side access door, access to loft space, ceramic half wall tiling, vinyl cushion flooring and door to built in boiler cupboard housing a Worcester boiler providing the domestic hot water and central heating systems.

### **GROUND FLOOR SHOWER ROOM 2.18m x 1.68m (7'2" x 5'6")**

With Upvc double glazed frosted window to side, pendant light fitting, a white suite comprising of low level WC, pedestal sink unit and walk in shower enclosure with thermostatic direct flow shower, aqua boarding to splashback, ceramic wall tiling, vinyl cushion flooring and double panelled radiator.



## FIRST FLOOR LANDING

With pendant light fitting and doors to rooms including;



## BEDROOM ONE (FRONT) 3.40m x 3.73m (11'2" x 12'3")

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



## BEDROOM TWO 3.73m x 3.71m (12'3" x 12'2")

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



## EXTERNALLY

### FORE COURT

Bounded by garden brick walls and metal gate providing pedestrian access to the front of the property, artificial grassed area providing ease of maintenance.

### REAR ENCLOSED YARD

Bounded by garden brick walls and metal gate providing pedestrian access to the rear of the property, paved area providing patio and sitting space along with ease of maintenance.



## 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 for a minimum term of six months at £700.00 per calendar month exclusive of council

tax, water rate 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 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

