

## 50 King William Street, Tunstall, Stoke-On-Trent, Staffs, ST6



ESTATE AGENTS & LETTINGS  
**Bob Gutteridge**



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To Let Exclusive at £695 PCM

**Bob Gutteridge Estate Agents** are pleased to bring to the rental market this well presented and up to date Victorian terraced home situated in this convenient Tunstall location 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 bay fronted lounge, sitting room, modern fitted kitchen, modern ground floor shower room and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard. This Property Is Available Now !

**STORM PORCH 1.19m x 0.43m (3'11" x 1'5")**

With Upvc double glazed frosted front access door and timber door leading off to;

**LOUNGE 3.43m x 3.61m (11'3" x 11'10")**

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, phone line/ADSL connection point, power points, built-in meter cupboards housing electricity consumer unit and gas and electricity meters, and door leading off to;



**SITTING ROOM 4.62m x 3.45m (15'2" x 11'4")**

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, phone line connection point, TV aerial connection points, stairs to first floor and door leading off to;



## FITTED KITCHEN 3.18m x 1.98m (10'5" x 6'6")

With Upvc double glazed window to side, pendant light fitting, vertical radiator, ceramic tile flooring, a range of base and wall mounted grey storage cupboards providing ample domestic cupboard and drawer space, square edge worktop, built-in stainless steel sink unit with mixer tap above, built-in Beko electric fan oven, Beko four ring induction hob with extractor hood above, space for fridge/freezer, space for automatic washing machine, splashback tiling and door leading off to;



## REAR LOBBY

With Upvc double glazed frosted side access door, pendant light fitting, ceramic tile flooring, built-in boiler cupboard housing Baxi gas combination boiler providing the domestic hot water and heating systems, and door leading off to;

## GROUND FLOOR SHOWER ROOM 1.78m x 2.16m (5'10" x 7'1")

With Upvc double glazed frosted window to side, enclosed light fitting, vertical chrome tower radiator, a white suite comprising low level dual flush WC, vanity sink unit with mixer tap above and glazed shower unit with rainfall and handheld shower attachments, ceramic splashback tiling and ceramic floor tiling.



## FIRST FLOOR LANDING

With pendant light fitting, battery smoke alarm and doors leading off to;

## BEDROOM ONE (REAR) 3.71m x 3.48m maximum (12'2" x 11'5" maximum)

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, built-in storage cupboard providing loft access and ample domestic storage space, phone line/ADSL connection point and power points.



## **BEDROOM TWO (FRONT) 3.51m x 3.00m maximum (11'6" x 9'10" maximum)**

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



## **EXTERNALLY**

### **ENCLOSED REAR YARD**

Bounded by garden brick wall, with stone paving, outdoor tap and timber rear access gate.



## **COUNCIL TAX**

Band 'A' amount payable to City of Stoke-on-Trent 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**

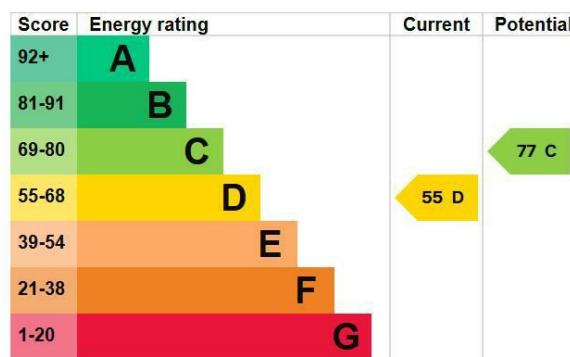
The property is offered to let for a minimum term of six months at £695.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £801.92 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £160.38 which, subject 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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co



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

