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11 Bennett Place, Porthill, Newcastle, Staffordshire, ST5 8LA



To Let Exclusive at £895 PCM

Bob Gutteridge Estate Agents are pleased to bring to the rental market this recently modernised and updated semi detached home which offers the modern day comforts of Upvc double glazing along with combi central heating. The property offers a desirable living arrangement comprising of entrance lobby, lounge, fitted kitchen, fully tiled bathroom and to the first floor are three bedrooms. Externally the property offers gardens to front and rear along with off road parking. The property is set in a conveniently located cul de sac which provides ease of access to the A500 & A34 as well as being well placed for access to local shops, schools and amenities. Internal Inspection Essential !

ENTRANCE LOBBY

With Upvc double glazed frosted front access door, pendant light fitting, single panelled radiator, BT telephone point (Subject to usual transfer regulations), oak effect laminate flooring and door leads off to;

LOUNGE 4.14m x 3.94m (13'7" x 12'11")

With Upvc double glazed window to front, pendant light fitting, t.v. aerial connection point, double panelled radiator, oak effect laminate flooring, power points and door to built in boiler cupboard with Worcester combination boiler providing the domestic hot water and central heating systems.



FITTED KITCHEN 3.15m x 2.49m (10'4" x 8'2")

With Upvc double glazed window to rear, Upvc double glazed frosted side access door, six spotlight fittings, a range of base and wall mounted high gloss storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in stainless steel sink unit with mixer tap above, built in electric hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, double panelled radiator, vinyl cushion flooring, plumbing for automatic washing machine and access off to;



GROUND FLOOR BATHROOM 2.44m x 1.47m (8'0" x 4'10")

With Upvc double glazed frosted window to rear, extractor fan, four spotlight fittings, fully tiled in high glazed wall ceramics, a white suite comprising of dual flush w.c., vanity sink unit with chrome mixer tap, "L" shaped bath / shower unit with glazed shower screen, electric shower, vinyl cushion flooring and modern chrome towel radiator.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, battery an mains smoke alarm and doors to rooms including;

BEDROOM ONE (FRONT) 3.96m x 3.28m (13'0" x 10'9")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, power points and door to built in wardrobe providing ample storage space.



BEDROOM TWO (REAR) 3.48m x 2.87m (11'5" x 9'5")

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



BEDROOM THREE (REAR) 2.51m x 1.91m (8'3" x 6'3")

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



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing along with concrete block walls, concrete driveway provides off road parking, shrubs to borders and access off to;

REAR GARDEN

Bounded by concrete post and timber fencing along with garden concrete block walls, lawn section with shrubs and plants to borders.



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 £895 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £1,032.69 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £206.53 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

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

COUNCIL TAX

Council band B payable to Newcastle Under Lyme borough council.

Energy Efficiency Rating



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

