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32 Cobden Street, Wolstanton, Newcastle, Staffs, Staffs, ST5



To Let Exclusive at £750 PCM

**** New To The Lettings Market **** Bob Gutteridge Estate Agents are pleased to bring to the rental market this spacious forecourted mid town house situated in this ever popular Wolstanton Village Location. The property is enhanced with Upvc double glazing along with combi central heating and the property offers a spacious layout of accommodation comprising of entrance hall, bay fronted lounge, separate dining room, modern fitted kitchen and to the first floor are three bedrooms along with a first floor family bathroom. Externally the property offers a forecourt to frontage along with an enclosed garden to the rear. This property is conveniently located for access to local shops, schools and amenities. Internal Inspection Is A Must !

FRONT ENTRANCE HALL

With Upvc double glazed front entrance door with inset lead pattern, double glazed panels to side and skylight with inset lead pattern, stairs to first floor landing, pendant light fitting, gas meter, BT connection point subject to usual transfer regulations, single panelled radiator, wood panelling to wall. Door leads to understairs cupboard with pendant light fitting, ample storage space and hanging space.



DINING ROOM 3.66 x 3.43 (12'0" x 11'3")

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, double panelled radiator, ceramic tiled fire surround with inset living flame coal effect gas fire, three power points, t.v. aerial point.



LOUNGE 3.76 x 3.28 (12'4" x 10'9")

With Upvc double glazed window to rear, single panelled radiator, pendant light fitting, Potterton Housewarmer boiler providing the domestic hot water and central heating systems, two power points.



FITTED KITCHEN 2.51 x 1.78 (8'3" x 5'10")

With Upvc double glazed frosted rear access door, Upvc double glazed window to rear, a range of base and wall mounted oak effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in four ring gas hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, built in stainless steel sink unit, plumbing for automatic washing machine, space for under counter fridge and power points.



FIRST FLOOR LANDING

With pendant light, access to loft, smoke alarm, power point, door leads off to;



BEDROOM ONE (FRONT) 3.23 x 3.02 to chimney (10'7" x 9'11" to chimney)

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, wood effect laminate flooring, single panelled radiator, built-in wardrobes providing ample hanging and storage space above, four power points.



BEDROOM TWO (REAR) 3.78 x 3.28 (12'5" x 10'9")

With aluminium double glazed window to rear, pendant light fitting, wood effect laminate flooring, single panelled radiator, four power points, BT telephone extension.



BEDROOM THREE 1.68 x 2.08 (5'6" x 6'10")

With Upvc double glazed window to front with inset lead pattern, shelving space, single panelled radiator, pendant light fitting.



FIRST FLOOR BATHROOM 2.54 x 1.75 (8'4" x 5'9")

With a white suite comprising of low level WC, pedestal sink unit and panelled bath with aqua boarding to the splash backs, globe light fitting, aluminium double glazed window to rear, single panelled radiator, built-in cupboard providing ample storage space, louvred door to airing cupboard with Main Combination boiler providing the domestic hot water and central heating systems.



EXTERNALLY

REAR GARDEN

Bounded by concrete post and timber fencing, timber gate providing pedestrian access to the rear of the property with the possibility of off road parking if required, hedges to borders, garden brick walls, lawned section with conifers, flagged path, concrete area providing sitting space, timber wendy house, timber shed.



DIRECTIONS

From Porthill office proceed along Wolstanton High Street, turning left to Lily Street, third left to Cobden Street, where number 32 will be found located on the right hand side.

TERMS

The property is offered to let at £750.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £865.38 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £173.07 which, subject to successful referencing, will form part of the 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.

Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

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.

COUNCIL TAX

This property is council tax band A payable to Newcastle Under Lyme Borough Council

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

