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ESTATE AGENTS & LETTINGS
Bob Gutteridge

# 207 Talke Road, Chesterton, Newcastle, ST5 7NL

## To Let Exclusive at £995 PCM

**Bob Gutteridge Estate Agents are delighted to bring to the market this recently modernised and updated semi detached home situated in this convenient and popular Chesterton location which provides ease of access to the A34 as well as being near to local shops, schools and amenities. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, spacious through lounge / dining room, modern fitted kitchen with integrated appliances and to the first floor are three generous bedrooms along with a luxury first floor bathroom. Externally this property is set on a generous plot which offers off road parking for several vehicles along with an enclosed rear garden and a brick garage. Viewing Of This Home Is Highly Recommended !**

## ENTRANCE HALL

With composite double glazed frosted front access door with double glazed frosted panel to side, pendant light fitting, battery and mains smoke alarm, electricity consumer unit, stairs to first floor landing and door to;

## UNDERSTAIRS STORE

With Upvc double glazed frosted window to side, pendant light fitting, gas meter and ample domestic shelving space and storage space.

**"L" SHAPED OPEN PLAN LOUNGE / DINER 7.47m maximum x 3.30m reducing to 2.49m (24'6" maximum x 10'10" reducing to 8'2")**

With Upvc double glazed window to front, Upvc double glazed sliding patio door to rear, two pendant light fitting, two panelled radiators, feature wall mounted log effect electric fire and power points.

## FITTED KITCHEN 3.43m x 2.67m (11'3" x 8'9")

With Upvc double glazed window to rear, composite stable rear access door, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in woodblock effect with built in porcelain sink unit with chrome mixer tap above, built in Neff four ring gas hob unit with extractor hood above, built in Neff fan assisted oven, built in Neff dishwasher, space for American fridge/freezer, plumbing for automatic washing machine, wood effect flooring, ceramic splashback tiling, double panelled radiator and power points.

## FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, access to loft space, mains and battery smoke alarm and doors lead off to rooms including;

**BEDROOM ONE (REAR) 4.06m x 2.97m (13'4" x 9'9")**
With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.

**BEDROOM TWO (FRONT) 3.48m x 2.95m (11'5" x 9'8")**
With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.

**BEDROOM THREE (FRONT) 2.36m x 2.29m + door recess (7'9" x 7'6" + door recess)**
With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.

## NEW FIRST FLOOR BATHROOM 2.44m x 2.26m (8'0" x 7'5")

With Upvc double glazed frosted window to rear, spotlight fittings, extractor fan, a white suite comprising of low level dual flush WC, vanity sink unit with chrome waterfall mixer tap above, "L" shaped bath/shower unit with thermostatic direct flow shower, marble effect aqua boarding to walls, panelled radiator, vinyl cushion flooring and a door to a built in boiler cupboard housing a Baxi 600 gas combination boiler providing the domestic hot water and central heating systems.

## EXTERNALLY

## FORE GARDEN

With concrete post and timber fencing to border, a garden brick wall to frontage, conifers, external mail store and a tarmac driveway provides off road parking for several vehicles, a timber gate provides access off to;

## ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, a paved area provides patio and sitting space, lawn section and a paved pathway leads to a further paved area to rear. Access to;

## BRICK GARAGE

With up and over door, Upvc double glazed window to rear and ample external storage space.

## COUNCIL TAX

Band 'B' amount payable to Newcastle under Lyme Borough Council/City of Stoke On Trent 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 £995.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £1148.07 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £229.61 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

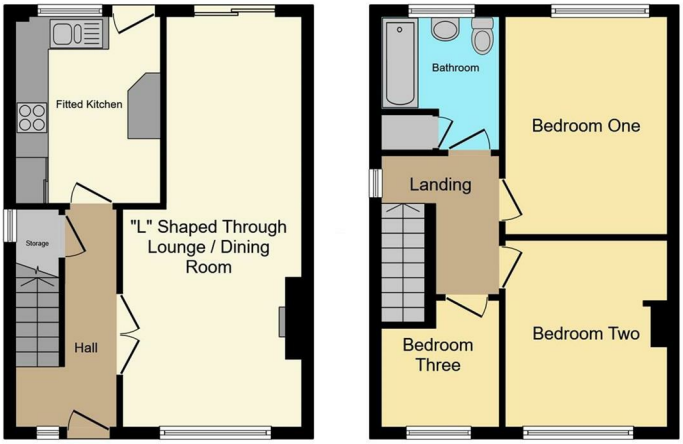
## VIEWING

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

## PERSONAL INTEREST

Please note: The landlord of this property is a director of Bob Gutteridge Estate Agents. This relationship is declared in accordance with UK property regulations and the Estate Agents Act 1979.

207, Talke Road, Newcastle, Chesterton, ST5 7NL, GB




Ground Floor First Floor

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.io

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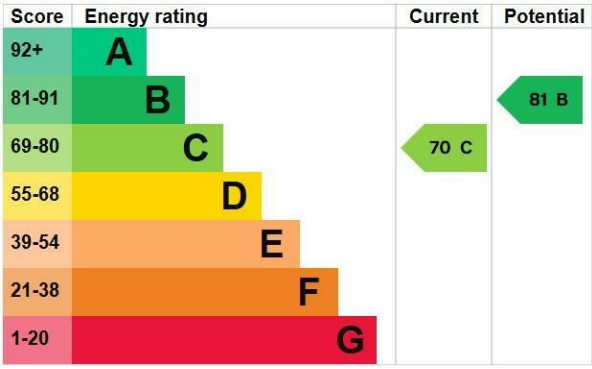


The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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 |

The Property Ombudsman

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