



39a Fountain Street
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

39a Fountain Street

Leek
Staffordshire
ST13 6JX

- * A two bedroom mid terrace property situated in a highly convenient location.
- * The property benefits from Upvc double glazing and gas fired central heating.
- * Accommodation briefly comprises: Lounge and Kitchen to the ground floor. Landing Area, Two Bedrooms and Shower Room to the first floor.
- * Communal yard area to the rear with useful storage shed.
- * Available Immediately.
- * NO SMOKERS, STRICTLY NO PETS



Per Calendar Month £625 Per Calendar Month



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Staffordshire - 01538 383344



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General Information

Lounge 9'8" x 12'0" (2.97 x 3.66)

Radiator. Stairs off.

Kitchen 14'2" x 8'3" (4.32 x 2.54)

Wall and base units. Stainless steel sink unit with drainer. Electric hob and oven with extractor unit above. Rear door. Radiator. Plumbing point. Storage cupboard.

Bedroom 9'8" x 12'0" (2.97 x 3.68)

Radiator. Loft access. Cupboard housing central heating boiler.

Bedroom 8'5" x 5'8" (2.59 x 1.73)

Radiator. Storage cupboard.

Showerroom 8'0" x 3'2" (2.46 x 0.99)

Shower cubicle. W.c. Wash basin. Heated towel rail.

Outside

Communal yard area to the rear with useful storage shed.

Viewing

By prior appointment through the Agents.

Agentsnotes

Rent: £625 pcm

Deposit £625

Council Tax Band : A

EPC Rating : E

APPLICATION

Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.

REFERENCES

References through HomeLet will be applied for by The Agent.

Proof of ID

In order to comply with Right to Rent Regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

Council ITax

Council Tax

The tenant is responsible for payment of the Council Tax. Expenses

The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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