



27 Woodlands Avenue
Leek



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

27 Woodlands Avenue

Leek
Staffordshire
ST13 7BY

An opportunity to rent a two bed roomed semi-detached bungalow situated in a well established residential area, the accommodation briefly has an entrance porch, fitted kitchen, lounge, two bedrooms and a bathroom.

Outside the property is approached via a gated driveway which provides off-road parking and there is a detached garage and garden located to the rear. The property has the benefit of gas central heating.



PCM £850 PCM



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Staffordshire - 01538 383344



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General Information

Entrance Porch

Leading into the entrance hall with fitted carpet. Two central lights.

KITCHEN 11'2 x 8'6 (3.40m x 2.59m)

Fitted with base units with work surfaces over. Electric oven and hob with extractor hood over. Stainless steel sink unit with drainer. Plumbing for automatic washing machine. Access into the pantry which provides storage and shelving. Double glazed window to the rear. Central light. Tiled splash-backs. Cushion flooring. Door leading out to the rear garden.

LOUNGE 11'11 x 16'0 (3.63m x 4.88m)

UPVC window to the rear. Fitted carpet. Gas fire. Adams style fire surround with marble effect inset and hearth. Coving to the ceiling. TV point.

BEDROOM ONE 12'0 x 10'11 (3.66m x 3.33m)

Fitted carpet. Radiator. UPVC window to the front. Central light.

BEDROOM TWO 11'0 x 9'10 (3.35m x 3.00m)

Fitted carpet. Radiator. UPVC window to the front. Central light.

BATHROOM 7'3 x 7'11 (2.21m x 2.41m)

Three piece suite with bath with shower over, WC, pedestal wash hand basin. Part-tiled walls. Heated towel rail. UPVC frosted window to the side. Central light. Extractor fan. Loft access which accessed via a loft ladder. Airing cupboard.

OUTSIDE

Driveway providing off road parking leading to a detached garage. There is a garden to the rear.

VIEWING

By prior appointment through the Agents.

References

References through HomeLet will be applied for by The Agent.

Application

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

Council tax

The tenant will be required to pay the council tax to the local authority. We understand the property is currently within Council Tax Band B

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. None UK passport holders will be required to provide a Right to Rent Share code'

Deposit

A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

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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