



38 Nunn Street  
Staffordshire



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

38 Nunn Street

Staffordshire

ST13 8EA



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acre(s)

\* A two bedroom mid terrace property located on a popular street in a well established residential area.

\* The property falls into the catchment area of the well regarded Westwood schools.

£650 PCM



Staffordshire - 01538 383344



leek@buryandhilton.co.uk

**LOUNGE**

11'3" x 12'0"

Fitted carpet. Double glazed window. Radiator. Gas fire.

**KITCHEN**

11'1" x 11'1"

Fitted carpet. Double glazed window. Radiator. Gas fire.

**STAIRS TO LANDING**

**BEDROOM**

12'2" x 11'1"

Fitted carpet. Double glazed window. Radiator. Feature fireplace. Storage cupboard.

**BEDROOM**

6'5" x 6'5"

Fitted carpet. Double-glazed window. Radiator. Storage cupboard.

**BATHROOM**

Fitted shower cubicle, W.C., and hand basin with storage units underneath. Double-glazed window.

Fitted carpet.

**OUTSIDE**

Paved yard and outhouse.

**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**

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.



**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.

**Proof of ID**

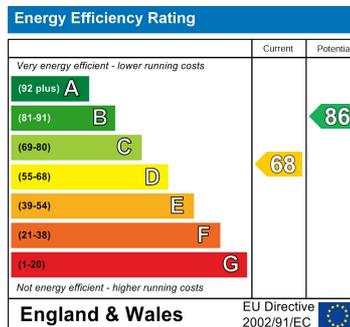
In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

**References**

References through HomeLet will be applied for by The Agent.

**Viewing**

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.



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