



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## 1 East View Blakeley Lane, Stoke-On-Trent, ST10 2PS

**£950 Per Calendar Month**

A good sized and immaculately presented three bedroom semi-detached home to rent in the sought after village of Dilhorne.

The property has been renovated throughout and boasts a new kitchen, bathroom and carpets throughout. The property benefits from gated off road parking and is within close proximity to commuter links and amenities. The ground floor offers two reception rooms, kitchen and bathroom; while the first floor provides three bedrooms and a shower room. Constructed in 1907, this property possesses intricate and decorative external features.



## Accommodation Comprises:



A front entrance porch with tiled floor

## Hallway



With stairs off, radiator, cushioned floor and under stairs storage.



## Living Room 14'2" x 12'9" (4.33 x 3.89)



The living room has a UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side aspect, radiator and newly fitted carpet.

## Dining Room 12'7" x 11'10" (3.86 x 3.62)



With UPVC double glazed windows to the rear and side aspect, newly fitted carpet, and radiator.

**Kitchen 13'5" x 8'7" (4.11 x 2.62)**



The newly fitted kitchen provides a range of base cupboards and drawers with matching wall mounted cupboards, built in electric oven with four ring electric hob and extractor fan above, work tops with one and half bowl sink, cushioned floor, radiator and UPVC double glazed window and external door to the side aspect.



**Bathroom 8'6" x 5'7" (2.61 x 1.72)**



The newly fitted bathroom suit comprises a bath, pedestal wash hand basin, low level lavatory, heated towel rail, cushioned floor, UPVC obscured double glazed window to the side aspect, built in airing cupboard housing new electric boiler and hot water tank.

**Stairs to First Floor Landing**

With radiator

**Bedroom One 11'10" x 10'6" (3.62 x 3.21)**



With UPVC double glazed windows to the front and side aspects, newly fitted carpet, and radiator.

**Bedroom Two 12'8" x 11'10" (3.87 x 3.62)**



With UPVC double glazed windows to the side and rear aspect, newly fitted carpet, and radiator.

**Bedroom Three 8'7" x 8'1" (2.63 x 2.47)**



With UPVC double glazed window to the front aspect, newly fitted carpet, and radiator.

**Shower Room 9'2" x 3'9" (2.80 x 1.15)**



The shower room has a fully enclosed shower cubicle, pedestal wash hand basin, low level

lavatory, heated towel rail, UPVC double glazed window to the rear aspect and cushioned floor.

**Outside**



Externally, the property has raised flower beds to the front aspect with access to the side and rear of the property. To the rear aspect, there is double gated access which leads to off road parking.





### Services

We believe the property is connected to mains electric and water with drainage being by private means.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Holding Deposit

Non-refundable Holding Deposit Requested: equal to one week's rent

PLEASE NOTE: A holding deposit will be requested from you if the landlord/s wishes to process your application. This will be to reserve the property you have applied for, while the reference checks are being carried out. The holding deposit will be retained by Graham Watkins & Co. if the applicant or guarantor withdraws from applying for the property, fails the referencing checks or fails to sign the tenancy agreement within 15 calendar days (or other date mutually agreed in writing).

### Deposit

The deposit is typically equal to five weeks' rent (but may vary). The holding deposit and four weeks' deposit will be held together by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

### Identification

TWO separate forms of identification must be supplied along with each application. These need to be photographic and proof of current residency.

Photo ID: A form of photographic ID is required for each applicant as part of your application. Passports and photographic driving licenses are both acceptable. If you do not hold a UK/European Passport you must provide a copy of your Visa/Work Permit.

Proof of Residency: A utility bill or bank statement dated within the last three months is required as part of your application. This must show your current address and be in your name.

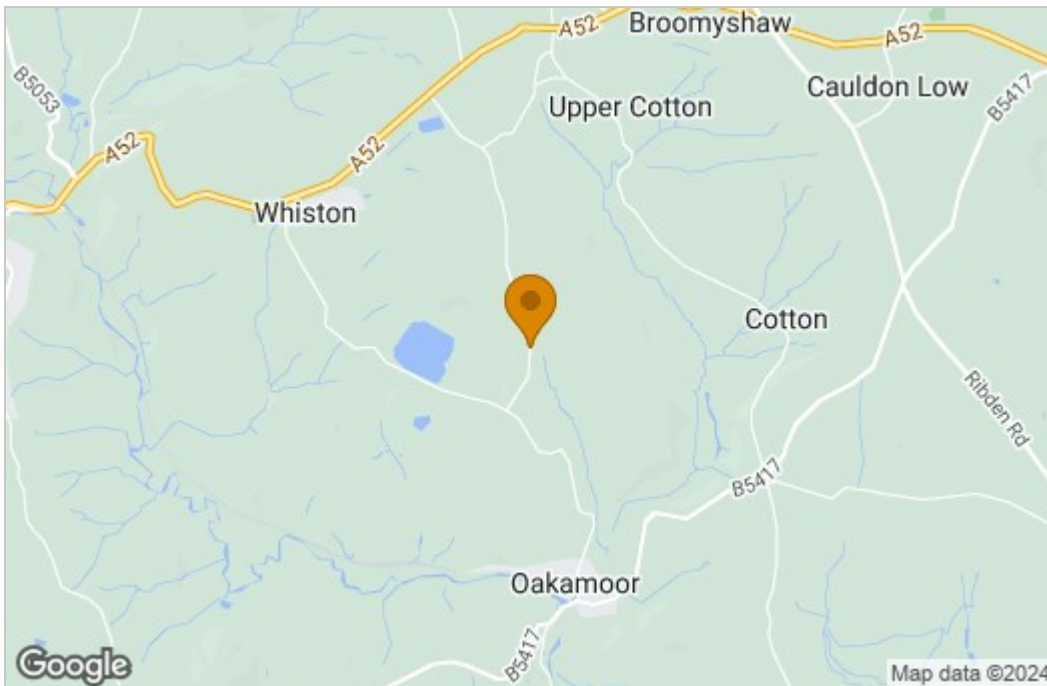
### Measurements

All measurements given are approximate and are 'maximum' measurements.

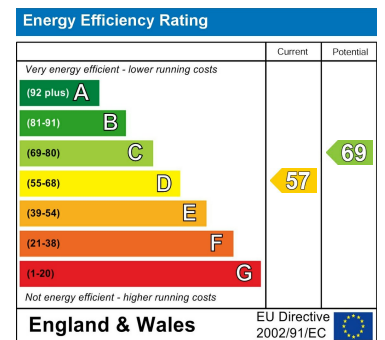
### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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