



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## The Old Post Office The Village, Endon, Stoke-On-Trent, ST9 9EX **£1,500 Per Calendar Month**

An immaculately presented three bedroom home located in the popular residential area of 'The Village, in Endon. The Old Post Office is within close proximity to amenities and commuter links and benefits from a garage which provides off road parking. Viewing is highly recommended to appreciate the location and accommodation on offer.



### Directions

If travelling from our Leek office on Derby Street, turn right onto Haywood Street and continue along this road and through the traffic lights, which will become Broad Street, go straight on at the mini roundabout and continue along Newcastle Road. Follow Ladderedge and proceed along Leek Road towards Endon. Turn right at the junction just before Willow Veterinary Clinic and The Black Horse public house onto The Village. The property will be found on the left hand side, just before the well.

### Accommodation Comprises:

#### Hallway



External door to front, tile floor with underfloor heating, staircase off.

#### Living Room 15'1" x 10'6" (4.60 x 3.22)



(Max Measurement). Double glazed bay window to front, feature fireplace incorporating stove effect gas fire in stone surround, with fitted carpet, underfloor heating.

#### Dining Room 13'2" x 10'6" (4.03 x 3.21)



Double glazed sash window to rear, feature former fireplace incorporated built in cupboards and drawers with inset lighting, stone effect tile floor with underfloor heating, understairs store, built in pantry incorporating shelving and underfloor heating.

#### Kitchen 18'8" x 7'6" (5.69 x 2.30)



Excellent range of base cupboards and drawers with matching wall cupboards, work surfaces incorporating one and a half bowl sink unit, integrated oven, microwave and grill, induction hob, fridge, freezer, dishwasher, washing machine, tumble dryer. Two double glazed sash windows to side, underfloor heating.

Shower Room 9'1" x 7'6" (2.78 x 2.31)



(Max measurement) Wet room incorporating mixer shower fitment, double glazed window to side, low level wc, wash hand basin, with cupboards beneath, double glazed window to side, heated towel rail, tiled floor with underfloor heating.

Bedroom Two 13'11" x 12'4" (4.26 x 3.76)



Two double glazed sash windows to front, antique radiator, ornamental fireplace.

Master Bedroom 17'8" x 11'4" (5.41 x 3.47)



Double glazed sash windows to front and rear, antique radiator, loft access.



First Floor Landing  
With fitted carpet.

Bathroom 7'7" x 7'7" (2.33 x 2.32)



White suite comprising panelled bath with mixer shower over, low level wc, pedestal wash hand

basin, radiator with heated towel rail, double glazed sash window to rear, built in storage cupboard.

### Bedroom Three 9'10" x 7'9" (3.01 x 2.37)



Double glazed sash window to rear, antique radiator, decorative fireplace.

### Rear garden



Courtesy lighting, yard area with raised mature borders.

### Garage 23'0" x 11'8" (7.02 x 3.56)



Electric up and over door to front, cold water tap, concrete floor, bi fold doors to rear, built in cupboard housing underfloor heating pipes and boiler.

### Services

We believe all mains services are connected.

### 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.

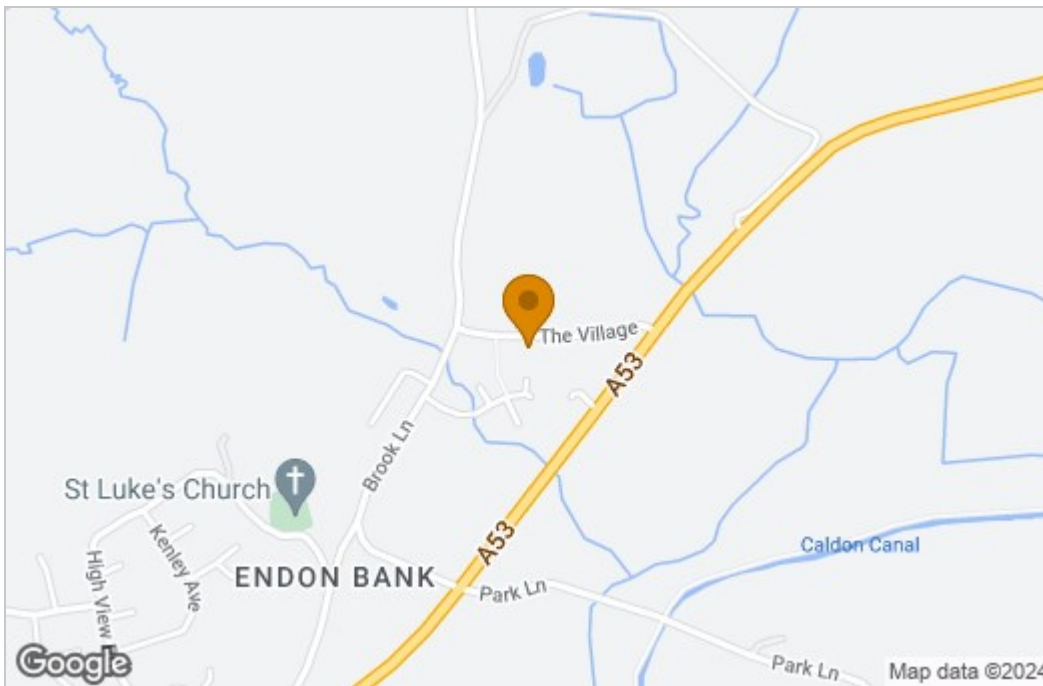
#### Measurements

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

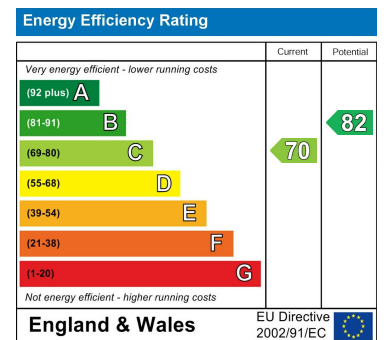
#### Please Note

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.

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308 Email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) <https://www.grahamwatkins.co.uk>