



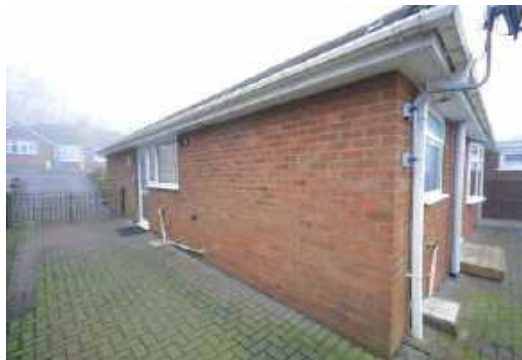
15 Coombe Drive

Meir Heath, ST3 7LB

£750 Per calendar month

**Tinsley
Garner**

independent property expertise



A well presented semi-detached bungalow set in a quiet position in the much sought after area of Meir Heath. With generous off road parking, detached garage, front and rear gardens, Upvc double glazed windows and doors throughout plus gas combi central heating. The modern finish accommodation comprises: reception hall, lounge diner, fully fitted kitchen with integrated appliances, two double bedrooms and a shower room.

Unfurnished - Available Immediately

Sorry - no pets

Managed by Tinsley Garner

15 Coombe Drive

Meir Heath, ST3 7LB

Entrance Porch

With composite part obscure double glazed front door, tiled floor, radiator, Upvc double glazed window to the side aspect & doorway to the hallway.

Reception Hall

Offering recessed ceiling lights, oak effect laminate flooring, radiator, electrical consumer unit & central heating thermostat. Access to the lounge, kitchen, bedroom one, bedroom two & shower room.

Lounge

A spacious & light reception room with ceiling coving, Upvc double glazed French doors with vertical blinds to the rear patio & garden, radiator, TV connection, Upvc double glazed window with vertical blinds to the side elevation & oak effect laminate flooring.

Kitchen

A modern & stylish kitchen fitted with a range of ivory gloss finish wall & floor units, under wall unit lighting, natural stone effect work surfaces & upstands, inset stainless sink & drainer with swan neck chrome mixer tap. Recessed ceiling lights, Upvc double glazed window & door to the utility/rear porch, radiator & oak effect laminate flooring. Appliances including: ceramic hob with glass splash-back, stainless steel & glass extractor hood & light above. Fully integrated touch control double electric oven, microwave & dishwasher.

Utility / Rear Porch

With Upvc double glazed window & door to the rear garden, tiled floor, plumbing for a washing machine & space for a tumble dryer.

Bedroom One

A good size master bedroom offering a Upvc double glazed window to the front of the house with

vertical blinds, radiator & oak effect laminate flooring.

Bedroom Two

With Upvc double glazed window to the side aspect, radiator & oak effect laminate flooring.

Shower Room

A modern bathroom fitted with a white suite comprising: inset low level push button WC, pedestal wash hand basin with tiled splash-back & chrome mixer tap, 1200mm shower enclosure with mains thermostatic twin head shower system, recessed ceiling lights, part tiled walls, Upvc obscure double glazed window to the side aspect, chrome towel radiator, vinyl flooring, extractor fan & loft hatch. The loft houses the newly installed Glow Worm 30c gas combi central heating boiler.

Outside

The property is approached via a paved driveway providing generous off road parking before a single garage. The garage has a steel up & over door, Upvc double glazed window & door to the rear, power & lighting.

Front

The front garden offers mature flower beds, hedgerow & lawn. There is access to the rear of the property via a paved pathway & wooden gate.

Rear

The well maintained, enclosed & private rear garden offers an array of shrubs & trees, pathways, lawns, patio, timber fence panelling & greenhouse.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band D

Services



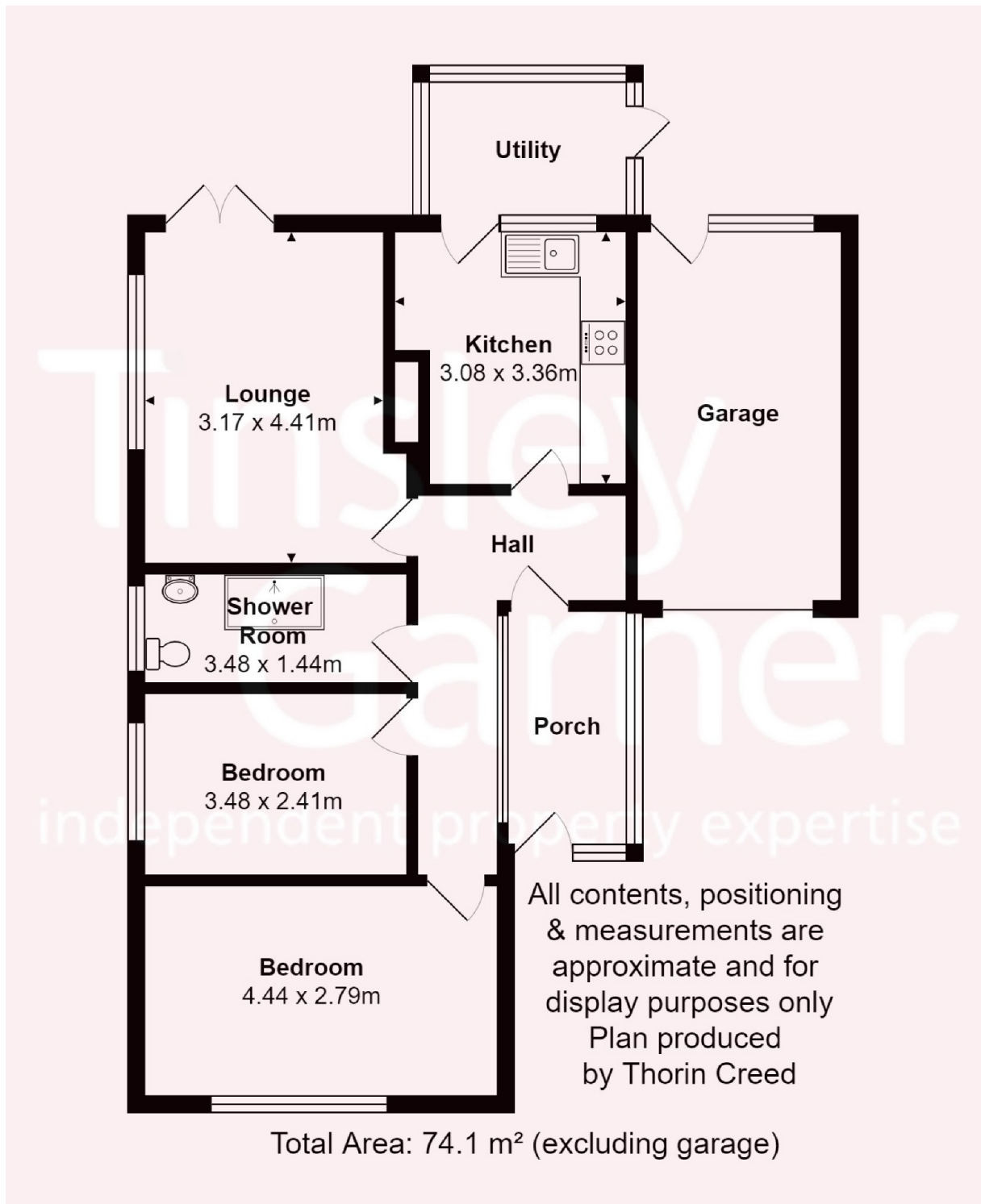
Mains gas, water, electricity & drainage.
Gas combi central heating.

Viewings

Strictly by appointment via the agent.







Energy performance certificate (EPC)

15, Combe Drive
STOKE-ON-TRENT
ST3 7LB

Energy rating

D

Valid until 30 August 2027

Certificate number

7898-5056-7228-3823-

7960

Property type	Semi-detached bungalow
Total floor area	65 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/7898-505...> 01/03/2021