



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

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Birchdale, Rudyard, ST13 8RN



Offered To Let is a newly refurbished two bedroom BUNGALOW, a rare opportunity being situated in the sought after village of Rudyard. Birchdale has been fully renovated throughout to an exceptional standard boasting quality fixtures and fittings. Ample off road parking with the driveway leading to a detached garage and enclosed gardens with Indian stone patio and adjoining lawns.

**£690 Per Calendar Month
(Subject To Contract)**

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Situation

Birchdale is situated in the popular village of Rudyard along The Drive being a private road. Good for commuting to the Staffordshire/Cheshire borders. Walks and visitor attractions all on your doorstep.

Directions

From our Derby Street offices proceed along the Macclesfield Road out of the town. Take the left hand turning sign posted Rudyard, upon reaching the roundabout take the fourth turning right into The Drive, Lake Road, where the property can be found on the left hand side identifiable by our To Let board.

Accommodation Comprises:

Entrance Hall

A uPVC double glazed entrance door to the side aspect, tiled floor and loft access.

Living Room 3.89 x 3.28 (12'9" x 10'9")

With uPVC double glazed window to the front aspect and double radiator.



Kitchen 3.31 x 3.08 (10'10" x 10'1")

Boasting newly fitted base cupboards and drawers, roll top work tops, stainless steel sink unit, built in electric oven, four ring electric hob with extractor fan above, matching wall cupboards, uPVC double glazed windows to the side and rear aspects and tiled floor.



Bathroom 2.60 x 1.80 (8'6" x 5'11")

Having a newly fitted white bathroom suite which consists of a bath, low level lavatory, wash hand basin set in a vanity unit, fully enclosed shower cubicle with Triton shower fitment, heated towel rail, tiled floor and uPVC obscured double glazed window to the rear aspect.



Bedroom One 3.94 x 3.95 Max (12'11" x 13'0" Max)

With uPVC double glazed window to the rear aspect, double radiator and built in double wardrobe.



Bedroom Two 3.96 x 2.79 (13'0" x 9'2")

With a uPVC double glazed window to the front aspect and double radiator.

Outside

To the front aspect there is an Indian stone patio with walled boundary and driveway to the garage.

Detached Garage 4.95 x 2.58 (16'3" x 8'6")

Having an 'up and over' door, concrete floor, lighting and power with adjacent garden store.

Rear Garden

To the rear of the property there is an Indian stone patio with adjoining lawns and cold water tap.



Services

We believe all mains services are connected with gas fired central heating.

Viewings

By prior arrangement through Graham Watkins & Co.

Deposit

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit.

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.

Wayleaves

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

Energy performance certificate (EPC)

BIRCH DALE THE DRIVE RUDYARD ST13 8RN		Energy rating C
Valid until 7 February 2031	Certificate number 0195-3003-3202-1449-5204	

Property type
Semi-detached bungalow

Total floor area
58 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>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)