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# 9 Barley Road, Ipstones, ST10 2QF



An extremely well presented two bedroom detached bungalow, situated in the popular village of Ipstones. Benefitting from a newly fitted kitchen, modern bathroom, spacious living room and two bedrooms. Externally, there is ample off road parking, detached garage and rear lawned garden. NO PETS

# £675 Per Calendar Month (Subject To Contract)

Messres. 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;

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
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

Located in the popular village of Ipstones, this property is within easy access of the market towns of Leek, Ashbourne and Stoke - on - Trent. Ipstones is a sought after village with an excellent community feel, including a nursery, primary school, church, village hall, public houses and various small shops and other useful amenities.

### Accommodation Comprises:

#### **Entrance Porch**

With uPVC double glazed external door to the front aspect and tiled floor.

### Hallway

With single radiator and laminate flooring.

### Living Room 4.21 x 3.33 (13'10" x 10'11")

Having a uPVC double glazed bay window to the front aspect, feature electric fire, single radiator and laminate floor.



#### Kitchen 3.04 x 2.86 (10'0" x 9'5")

The kitchen boasts newly fitted units comprising base cupboards and drawers, roll top work tops, inset stainless steel sink with mixer tap, built in Hotpoint electric oven with extractor fan above, matching wall mounted cupboards, uPVC double glazed window to the front aspect, external door to the side aspect, radiator and laminate flooring.



**Bedroom One 3.58 x 3.35 (11'9" x 11'0")** With uPVC double glazed window to the front aspect and single radiator.



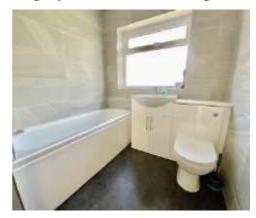
## Bedroom Two 3.86 x 2.65 (12'8" x 8'8")

With uPVC double glazed window to the rear aspect and single radiator.



## Bathroom 2.87 x 1.96 (9'5" x 6'5")

The bathroom consists of a white panelled bath with mixer tap and mixer shower fitment, wash hand basin set in a vanity unit, low level lavatory, fully tiled walls, uPVC obscured double glazed window to the side aspect, wall mounted towel rail, laminate flooring, single radiator and built in airing cupboard with fixed shelving.



### Outside

To the front aspect there is ample off road parking leading to the detached garage with an 'up and over' door. To the rear aspect there is a lawned garden with patio area.



# Services

We believe all mains services are connected.

#### 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.

#### 4/8/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

# Energy performance certificate (EPC)



Detached bungalow

#### Total floor area 61 square metres

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#### Rules on letting this property Properties can be rented if they have an energy rating from A to E.

If the property is related For of, is cannot be it, unless an exemption is the property is related For of, is cannot be it, unless an exemption has been registered. You can read <u>juidance for landlords</u> on the regulations and exemptions intreactivene geo ubiguidance/domestic-crimits-remise-constry-minimum-energy-efficiency, and and archited on domestic-outlance.

#### Energy efficiency rating for this property

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

See how to improve this property's energy performance. (https://find-energy-certificate.digital.communities.gov.uk/energycertificate/0638-5970-7289-3926-6934#recommendations)

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