



**Graham Watkins & Co**

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

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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;
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

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.

## Energy performance certificate (EPC)

9, Barley Road Ipsalones STOKE-ON-TRENT ST10 2QF	Energy rating <b>D</b>
Valid until 6 November 2026	Certificate number 0638-5970-7289-3926-6934

**Property type**  
Detached bungalow

**Total floor area**  
61 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 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/energy-certificate/0638-5970-7289-3926-6934#recommendations) (<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0638-5970-7289-3926-6934#recommendations>).