



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

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7 Hayes Close, Leek, ST13 6DF



A well presented two bedroom bungalow, situated on the edge of Leek town centre. Internally, the property benefits from sizeable living accommodation including kitchen, living room, bathroom and two bedrooms. Externally boasting a driveway, garage and gardens. With uPVC double glazing and gas fired central heating throughout.

**£650 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

The property is located on the edge of Leek town centre, and is within easy access to many local amenities such as schools, shops, Churches, public transport and public houses. Having access to commuter links to Macclesfield, Ashbourne, Buxton and Stoke - on - Trent.

Accommodation Comprises:

Entrance Hall

With uPVC double glazed window to the side aspect, double radiator and built in cloak cupboard.

Kitchen 4.04 x 2.37 (13'3" x 7'9")

The kitchen consists of a range of base cupboards and drawers with worktops over, plumbing for an automatic washing machine, space for a cooker, inset stainless steel sink unit, matching wall mounted cupboards, uPVC double glazed window to the rear aspect, pedestrian door to the garage, single radiator and tiled floor.



Living Room 4.75 x 3.63 (15'7" x 11'11")

Having sliding patio doors to the rear garden, fireplace including a gas fire and double radiator.



Bedroom One 3.68 x 3.04 (12'1" x 10'0")

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



Bedroom Two 3.03 x 2.92 (9'11" x 9'7")

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



Bathroom 2.0 x 1.71 (6'7" x 5'7")

The white suite comprises a panelled bath, pedestal wash hand basin, low level lavatory, fully tiled walls, uPVC obscured double glazed window to the side aspect, single radiator and cushioned floor.



Garage 4.78 x 2.63 (15'8" x 8'8")

With an 'up and over' door, concrete floor, uPVC double glazed window and door to the rear aspect, wall mounted IDEAL boiler, lighting and power connected.

Outside

To the front of the property there is a tarmac driveway which leads to the garage. Lawned gardens with flower borders.

To the rear of the property there is a paved patio area with adjoining lawns and mature borders. Timber and felt garden shed and pedestrian gated access to the front.

**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)

7 HAYES CLOSE LEEK ST13 6DF		Energy rating D
Valid until 28 September 2030	Certificate number 8300-7113-0822-6027-1103	

Property type
Detached bungalow

Total floor area
60 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.](#)