



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308

Email: enquiries@grahamwatkins.co.uk

Web: www.grahamwatkins.co.uk

2 Hamil Drive, Leek, ST13 8EX



A well presented, three bedroomed property on the edge of Leek town centre and close to many local amenities. Boasting off road parking and gardens to the front and rear. Having a modern kitchen and bathroom and spacious living accommodation. With a useful brick outhouse to the side with power and lighting.

NO PETS

**£750 Per Calendar Month
(Subject To Contract)**

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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;
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Situation

Located in a popular residential area on the outskirts of Leek town centre, within walking distance to many local amenities such as schools, shops, Churches, public transport and public houses. Within easy commuting distance to Macclesfield, Buxton, Ashbourne and Stoke - on - Trent.

Directions

From our Leek Office take the A523 Ball Haye Street to the traffic lights and turn left onto Stockwell Street. Proceed down the hill on to Mill Street. At the junction just before the precinct, turn right on to Hamil Drive. The property will be found on the right hand side, identified by our To Let board.

Accommodation Comprises

A composite front entrance door provides access to:

Hallway 2.712 x 1.790 (8'11" x 5'10")

With wood effect laminate flooring, uPVC double glazed window to the side aspect, corner cupboard housing the electric meter and fuse box, double radiator, electrical points, BT phone point, security alarm control panel and ceiling light point.

Stairs lead off to the first floor.

Lounge / Dining Room 7.631 x 3.915 (25'0" x 12'10")

A spacious open plan living space divided in to a dining room to the front of the property with wood effect laminate flooring, large uPVC double glazed bay window to the front aspect, double radiator, electrical points, two wall lights and ceiling light point. The living room is to the rear aspect and has fitted neutral carpet, uPVC double glazed window to the rear aspect, a gas fire set in a marble effect surround and hearth, double radiator, electrical points, aerial point, two wall lights and ceiling light point.



Kitchen 4.180 x 1.935 (13'9" x 6'4")

A fitted modern kitchen which features tiled flooring, uPVC double glazed windows to the side and rear aspects, uPVC rear entrance

door, electrical points and ceiling spot lights. Gas and water meter under the sink, plumbing for an automatic washing machine, space for a fridge and plumbing for a dishwasher. The suite comprises a range of base units with wood effect work surfaces over, tiled splash backs, integrated Lamona electric oven with gas hob and extractor hood above, inset stainless steel sink and drainer unit with mixer tap and matching wall mounted cupboards.



First Floor Landing

With fitted neutral carpet, uPVC double glazed window to the side aspect, airing cupboard housing a Baxi combination boiler, ceiling light point, smoke and carbon monoxide detector.

Bathroom

Having a wood effect floor, part tiled walls, uPVC obscured double glazed window to the rear aspect, extractor fan, ceiling spot lights and heated towel rail. The suite comprises a P shaped bath with mains fed shower, pedestal wash hand basin and low level lavatory.



Bedroom One 3.475 x 2.972 (11'5" x 9'9")

With fully fitted carpet, uPVC double glazed window to the rear aspect, single radiator, electrical points, aerial point and ceiling light point.



Bedroom Two 3.946 x 3.273 (13'0" x 10'9")

With fully fitted carpet, uPVC double glazed window to the front aspect, integrated storage, single radiator, electrical points and ceiling light point.



Outside

The property benefits from a tarmacadam driveway providing off road parking, a lawn with fenced boundary to the front aspect, flagged path to the side with brick built outhouse with power and lighting, to the rear a flagged path continues to steps up to a large lawned garden with fence boundary.



Bedroom Three 2.580 x 2.486 (8'6" x 8'2")

With fully fitted carpet, uPVC double glazed window to the front aspect, integrated storage, single radiator, electrical points and ceiling light point.





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



2, Hamil Drive, LEEK, ST13 8EX

Dwelling type: End-terrace house
Date of assessment: 29 August 2014
Date of certificate: 29 August 2014

Reference number: 8154-6328-9700-8681-6922
Type of assessment: RdSAP, existing dwelling
Total floor area: 82 m²

Use this document to:

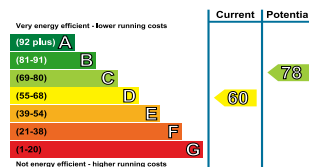
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,874
Over 3 years you could save	£ 546

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	
Heating	£ 2,364 over 3 years	£ 1,935 over 3 years	
Hot Water	£ 342 over 3 years	£ 225 over 3 years	
Totals	£ 2,874	£ 2,328	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 141
2 Heating controls (room thermostat)	£350 - £450	£ 117
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 213

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.