



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

22 Churchill Avenue, Cheddleton, ST13 7EJ



A rare opportunity to rent a spacious One Bedroom semi-detached Bungalow taking in views over the village of Cheddleton and the hillside beyond. Presented to a high standard and having parking to the front and side aspects leading to a garage. To the rear is a flagged patio and lawn and rockery garden. Briefly comprising: Hallway; Kitchen; Lounge; Double Bedroom and Shower Room; with UPVC double glazing and gas central heating throughout.

**£500 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 village of Cheddleton with local amenities, country walks and travel routes closeby. This property is within walking distance of Cheddleton Railway and The Boat public House.

Directions

From our Leek office take the A520 Cheddleton Road for just under 4 miles; turning left at the mini roundabout at the top of Crony Bank by Ashcombe Park Cricket Club onto Basford Bridge Lane; After approximately ½ a mile turn left onto Hazlehurst Drive then first Right onto Churchill Avenue. The property is just a short way long on your left hand side identified by our To Let board.

Accommodation Comprises

Side Entrance Door

A uPVC door with glazed panes leads into:

Hallway 2.369 x 1.967 (7'9" x 6'6")

With a fully tiled floor, radiator, heating control, electrical points, ceiling light point, smoke detector and loft access.

A store cupboard houses a combination boiler, plumbing for an automatic washing machine and security alarm panel.



Kitchen 3.763 x 1.520 (12'4" x 5'0")

Having continued tiled floor, uPVC double glazed windows to both front and side aspects, a range of base units and drawers with worktops over and tiled splash backs, inset stainless steel sink and drainer unit with mixer tap, built in double electric oven, inset gas hob with extractor fan over, matching wall units, radiator, ceiling strip light.



Lounge 4.632 x 2.907 (15'2" x 9'7")

A sizeable room with fully carpeted with uPVC double glazed window to the front aspect, radiator, electrical points, BT phone points, aerial point, fireplace and ceiling light point.



Bedroom 3.720 x 2.665 (12'2" x 8'9")

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



Shower Room

Having vinyl floor, uPVC double glazed window to the rear aspect, part tiled walls. The suite comprises a shower unit with mains fed shower, pedestal wash hand basin, low level lavatory, radiator and ceiling light point.



water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

Outside

To the front is a flagged area and tarmacadam drive providing off road parking. Access to the rear of the property and garage. To the rear is a flagged patio with steps leading to a lawned garden and further planted rockery garden.



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.

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

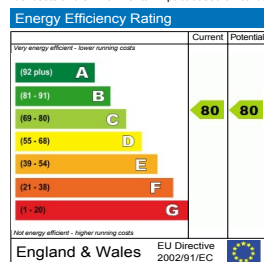
Energy Performance Certificate



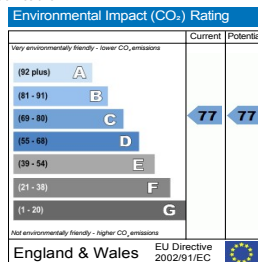
22, Churchill Avenue
Cheddleton
LEEK
ST13 7EJ

Dwelling type: Semi-detached bungalow
Date of assessment: 1 December 2009
Date of certificate: 01-Dec-2009
Reference number: 8381-6422-7199-8089-1002
Type of assessment: RdSAP, existing dwelling
Total floor area: 37 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	227 kWh/m ² per year	227 kWh/m ² per year
Carbon dioxide emissions	1.4 tonnes per year	1.4 tonnes per year
Lighting	£19 per year	£ 19 per year
Heating	£261 per year	£ 261 per year
Hot water	£63 per year	£ 63 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.