



Graham Watkins & Co

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Heidelberg, Rudyard, ST13 8RL



Heidelberg offers spacious living and bedroom accommodation with far reaching views over the surrounding towns and countryside. The property has recently been modernised to a high standard to include a newly fitted kitchen and bathroom. The outside space benefits from a cobbled driveway with mature gardens laid to lawns with raised beds. Adjoining double garage with lean-to Glass House. Detached stone outbuildings with fixed shelving and two pairs of double doors and sizeable Garden Store with fixed shelving. Also benefits from a Studio Apartment which is situated over the garage and provides a spacious room with kitchenette and toilet facilities.

**£1,100 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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Directions:

From our Derby Street offices proceed along the Macclesfield Road out of the town. Take the left hand turning sign posted Rudyard, upon reaching the roundabout turn right where Heidelberg is immediately situated on the left hand side identifiable by our To Let board.

Accommodation Comprises:**Entrance Porch**

With external door, window to the side aspect, work surfaces with cupboards beneath.

Hallway

With a feature bay window to the front aspect over looking the surrounding views, block flooring, built in cupboards and drawers.

**Cloakroom**

With fixed shelving and wall mounted gas boiler.

Sitting Room / Bedroom 4.35 x 4.29 (14'3" x 14'1")

Having a double glazed window to the front aspect over looking the surrounding views, fireplace in a carved surround including an open coal fire, double radiator and corner wall cupboard.

**Kitchen 3.80 x 2.44 (12'6" x 8'0")**

The kitchen offers a range of base cupboards and drawers, plumbing for an automatic washing machine, built in electric oven, work surfaces with inset stainless steel sink with mixer tap, four ring electric hob with extractor fan over, matching wall cupboards, uPVC double glazed window to the front aspect over looking the surrounding views and cushioned flooring.

**Living Room 5.94 x 5.45 (19'6" x 17'11")**

Having a uPVC double glazed picture window to the front aspect over looking the surrounding views, double radiator, fireplace, built in storage cupboards.

**Bathroom 2.75 x 2.30 (9'0" x 7'7")**

The white suite comprises a panelled bath, wash hand basin set in a vanity unit with cupboards and drawers, low level lavatory, heated towel rail, fully enclosed shower cubicle with Triton shower, fully tiled walls and tiled floor.



Inner Hallway

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

Bedroom Two 4.57 x 3.41 (15'0" x 11'2")

With uPVC double glazed window to the front aspect overlooking the surrounding views, double radiator and built in wardrobes.



Bedroom One 5.54 x 3.46 (18'2" x 11'4")

Having a feature bay window to the side aspect, double glazed window to the front aspect overlooking countryside views, double radiator and built in wardrobes.



Basement

With fixed shelving, tiled floor, power and lighting.

Garage 9.57 x 3.79 (31'5" x 12'5")

Having an electric roller shutter door, concrete and tiled floor, door and window to the rear aspect, sink with cupboard beneath, wall cupboard, lighting and power, cold water tap and adjacent garden store with coal bunkers.

Lean-To Glass House 6.0 x 3.08 (19'8" x 10'1")

Glass Lean-To with black and red tiled floor, built in store with fixed shelving, lighting and power.



Detached Stone Outbuilding 6.18 x 1.18 (20'3" x 3'10")

With concrete floor, fixed shelving and two pairs of double doors.

Gardens

Having lawns and borders to the front aspect with views over the surrounding countryside.



Driveway

Cobbled driveway providing off road parking, stone flagged patio area and further enclosed lawn garden.



Studio Apartment 4.83 x 6.11 (15'10" x 20'1")

Having a double glazed window to the side aspect, double glazed skylight window, double radiator, exposed beams and stable door.

Measurements include: Kitchen area with stainless steel sink with mixer tap, wall cupboard, exposed beams, cushioned floor.

W.C housing a low level lavatory, wash hand basin and cushioned floor.



Garden Store 3.58 x 2.90 (11'9" x 9'6")

Cobbled paths and mature raised borders lead to a garden store with fixed shelving and concrete floor.



Services

We believe all mains services are connected.

Council Tax Band

We believe the property is in band F

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.

