

183 Hoveringham Drive, Eaton Park, Stoke-On-Trent,



To Let Exclusive at £650 PCM

**** PART FURNISHED **** Bob Gutteridge Estate Agents are delighted to bring this fully furnished modern day detached home in this ever popular Eaton Park location. The property is maintained beautifully through out and enjoys Upvc double glazing along with combi central heating and boasts spacious family sized accommodation comprising of entrance lobby, spacious lounge / diner, half brick / Upvc double glazed conservatory, modern fitted kitchen and to the first floor are three bedrooms along with a modern fully tiled first floor bathroom. Externally the property enjoys off road parking along with gardens to front and rear and a sizable feature pond. This property is ideally located near to local shops, schools and amenities and must be viewed at a prospective tenants earliest opportunity.

ENTRANCE HALL

With Upvc double glazed frosted front access door, three lamp light fitting, smoke alarm, stairs to first floor landing, power point, oak effect laminate flooring, part panelled part frosted glazed door leads off to;

THROUGH LOUNGE / DINING ROOM 6.96m x 3.61m reducing to 2.39m in dining area (22'10" x 11'10" reducing to 7'10" in dining area)

With Upvc double glazed window to front, Upvc double glazed sliding patio door to rear, two six lamp light fittings, single panelled radiator x 2, oak effect laminate flooring, TV aerial point and Sky+HD connection point (subject to usual transfer regulations), under stairs storage cupboard providing ample domestic shelving and storage space, six power points and access off to;

HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.24m x 2.74m maximum (7'4" x 9'0" maximum)

With Upvc double glazed panels to sides and rear and Upvc double glazed patio doors to side, wood effect laminate flooring in oak effect and two power points.

MODERN FITTED KITCHEN 2.44m x 2.06m (8'0" x 6'9")

With Upvc double glazed window to side, Upvc double glazed frosted rear access door, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood block effect, built in four ring Lamona brushed stainless steel hob unit with oven beneath and extractor hood above, stainless steel splash back, wood panelling, ceramic wall tiling, Beko automatic washing machine, built in stainless steel bowl and a half single drainer sink unit with chrome mixer tap above, six power points, tile effect laminate flooring and door to built in pantry with ample domestic shelving and storage space etc, combination boiler providing domestic hot water and central heating systems with timer clock and programmer, power point, wall light fitting, Beko fridge/freezer and tile effect laminate flooring.

FIRST FLOOR LANDING

With access to loft space, pendant light fitting, smoke alarm, two power points, door to built in storage cupboard providing ample domestic shelving and storage space, further recessed area for further storage space and doors leading off to rooms including;

BEDROOM ONE (FRONT) 3.45m x 2.74m (11'4" x 9'0")

With Upvc double glazed window to front, pendant light fitting, artex to ceiling, single panelled radiator, TV aerial lead, sliding wardrobe door reveals built in wardrobe providing ample domestic hanging and storage space and two power points.

BEDROOM TWO (REAR) 3.43m x 2.13m plus door recess (11'3" x 7'0" plus door recess)

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, built in wardrobe providing ample domestic hanging and storage space, two power points, TV aerial lead and BT telephone point (subject to usual transfer regulations)

BEDROOM THREE 1.80m x 1.96m (5'11" x 6'5")

With Upvc double glazed window to front, pendant light fitting, artex to ceiling, BT telephone extension (subject to usual transfer regulations), single panelled radiator and two power points.

FIRST FLOOR FULLY TILED BATHROOM 2.39m maximum x 1.68m maximum (7'10" maximum x 5'6" maximum)

With Upvc double glazed frosted window to rear, extractor fan, four spotlight fittings, fully tiled in high glaze marble ceramics with inset decorative border tile, ceramic tiled flooring, white suite comprising of low level dual flush WC, pedestal sink unit, panelled bath unit with glazed shower screen, electric shower and double panelled radiator.

EXTERNALLY

FORE GARDEN

Bounded by garden brick walls and concrete block walls with established hedges and double wrought iron gates providing vehicular access to front of the property, brick paved driveway providing ample off road parking for three or so vehicles, limestone chipping for ease of maintenance with shrubs and plants to borders and access which leads off to;

ENCLOSED REAR GARDEN

Bounded by timber posts and timber fencing along with concrete posts and timber fencing, flagged area providing patio and sitting space, crazy paved pathways for ease of maintenance, raised beds with shrubs and plants to borders, lawn section, feature pond with timber trellis works for health and safety along with metal sheeting, waterfall feature (please note the waterfall feature must remain on throughout the tenancy and must not be turned off) and external cold water tap. PLEASE NOTE THIS PROPERTY DOES ENJOY A SIZABLE FEATURE POND AND POWER SUPPLY MUST NOT BE TURNED OFF NOR CHILDREN LEFT NEAR IT UNATTENDED.

TERMS

The property is offered to let for a minimum term of six months at £650.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £750.00 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £150.00 which, subject to successful referencing, will form part of the deposit. The holding deposit will be forfeit if certain conditions are not met by the applicant, further details can be obtained from the Agent prior to applying.

No Pets, No Smoking.

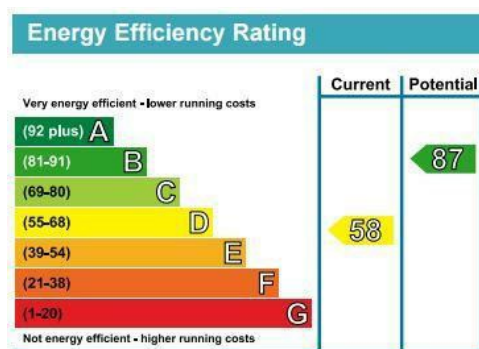
Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm