

RORY MACK

ASSOCIATES

TO LET:

£27,500 PAX

The Coach House, 691 Dividy Road

Bentilee, Stoke on Trent  
Staffordshire, ST2 0AH



- Recently converted 11 bedroom HMO
- Very well presented with spacious en-suite rooms
- Located in established residential area opposite Lidl supermarket
- Roadside frontage to A5272 and with car parking to the rear
- EPC 81 (Band B)

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### GENERAL DESCRIPTION

The property comprises a large former public house which has recently been converted into a spacious and well appointed 11 bedroom House of Multiple Occupation. The property has been refurbished to a high standard with well proportioned rooms all of which have their own en-suite shower room. There is also a large communal kitchen with seating area and multiple cooking and washing stations together with a communal lounge area. To the rear is an enclosed car park for approximately 8 cars.

### LOCATION

The property has main road frontage to Dividy Road (A5272) and is positioned on the roundabout junction with Moss Green Road and Beverley Drive in an established residential area. There is a Lidl supermarket diagonally opposite and a number of bus stops within 100 yards. Bentilee Neighborhood Centre is approximately half a mile. The property is well served via the road network and is approximately 4 miles from Hanley city centre and 2 ½ miles from the A50 dual carriageway.

### ACCOMMODATION

#### Ground Floor:

Entrance hall:	--
Kitchen:	27'6" x 13'6"
Living room:	13'9" x 9'3"
Room 1 (including en-suite):	13'6" x 13'6"
Room 2 (including en-suite)	16'3" x 14'0"
Room 3:	12'6" x 13'0"
En-suite:	4'3" x 5'9"
Room 4 (including en-suite):	16'3" x 11'6"
Room 5 (including en-suite):	15'9" x 13'3"

#### First floor:

Room 6 (including en-suite):	16'6" x 11'6"
Room 7:	16'6" x 14'3"
En-suite:	4'9" x 7'3"
Room 8:	13'0" x 13'3"
En-suite:	4'6" x 6'6"
Room 9 (including en-suite):	15'3" x 14'3"
Room 10:	13'6" x 8'6"
En-suite:	4'9" x 4'9"
Room 11:	13'6" x 13'9"
En-suite:	10'9" x 5'9"

### SERVICES

All mains services are connected. Gas fired central heating is installed to all rooms with hot water and central heating being supplied by three Combi boilers. All of the services appear to have been installed when the property was converted (circa 2019). No services have been tested by the agents.

### VAT

The rent is not subject to VAT.

### COUNCIL TAX

Each room has a council tax (Band A) assessment.

### TENURE

The entire property is offered with vacant possession by way of a new full repairing and insuring lease, for a term of years to be agreed, subject to rent reviews every three years and with each party bearing their own legal costs.

C02317/04112020



Strictly by appointment through agents:

Rory Mack Associates

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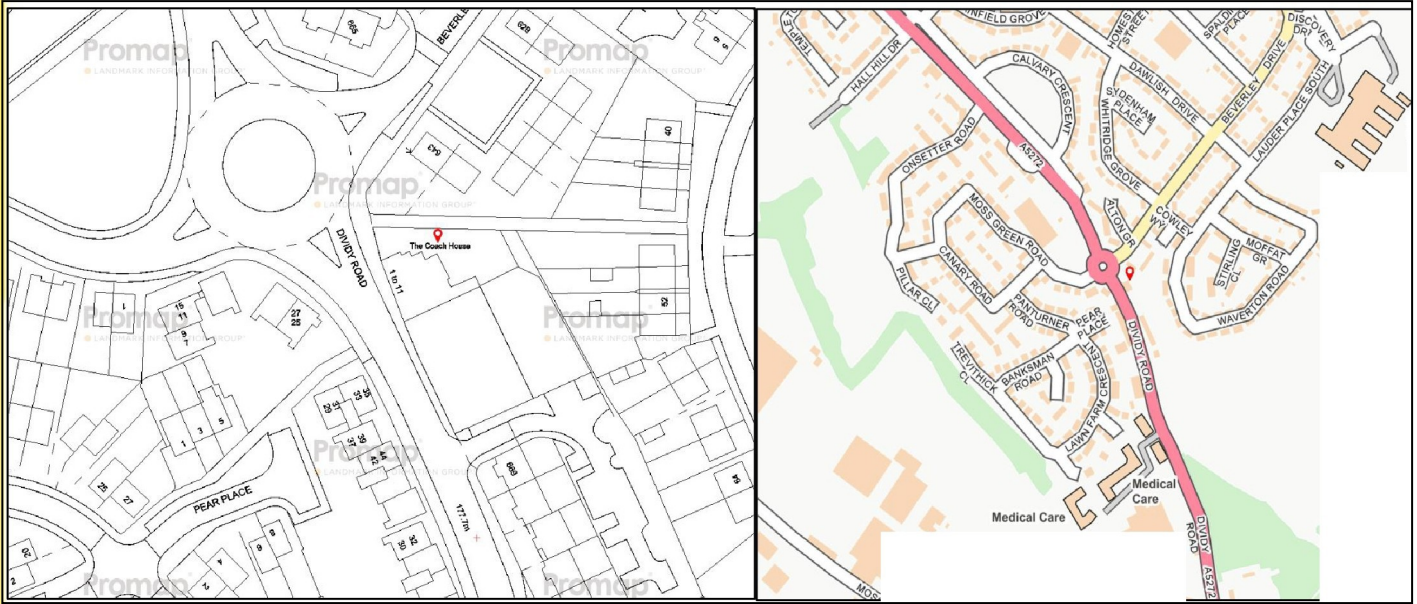
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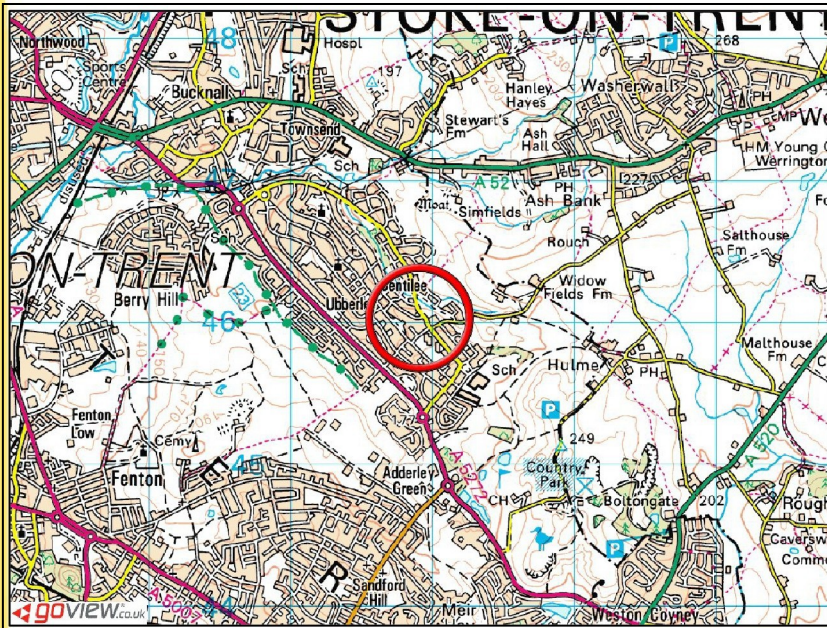
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#### ORDNANCE MAP



#### TOWN MAP



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