

# Campion Way

Uttoxeter, ST14 7TB

John German



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£1,350 pcm

This stunning four bed detached family home is available on a long term let. Located on one of the best estates in Uttoxeter, it is spacious and top quality.

The property has a small front garden with driveway for two cars to the side which leads to the single garage. The property overlooks the green area in the centre of the circle of executive homes.

The hallway has cloaks/wc off plus under stairs storage cupboard. The stunning breakfast kitchen has a breakfast bar plus space for a small dining table. With white hi gloss wall and base units, topped with white quartz worktop, this kitchen has lots of storage plus integrated appliances including two electric fan ovens, a five ring gas hob, dishwasher and fridge/freezer. The grey Karndean flooring extends through into the utility room which has two appliance spaces and a door to the rear garden. Also to the ground floor is a spacious lounge with double french doors to the rear garden and a family room/home office - both of which have grey carpet.

The master bedroom has wardrobes and an ensuite shower room plus there are two further double bedrooms plus a single bedroom. The family bathroom has a modern suite with bath and a shower over.

The rear garden is enclosed and is laid mainly with a lawn however there is a large porcelain patio across the rear of the property with gazebo to the lounge area. There is a further porcelain patio area to the far corner of the garden plus a small one to the rear of the garage - ideal for a barbeque and bins. The gazebo and fencing all have pretty lights along them which, late in the evening, provides a festive feel to the garden. There are trees as a boundary to the rear which shields the garden from onlookers. Additionally, there are floodlights on a PIR.

The property benefits from zone controlled gas central heating and double glazing. Through out the property, it is of a high standard and has neutral decoration.

No pets, no smokers and the property is offered on a minimum 12 month contract term.

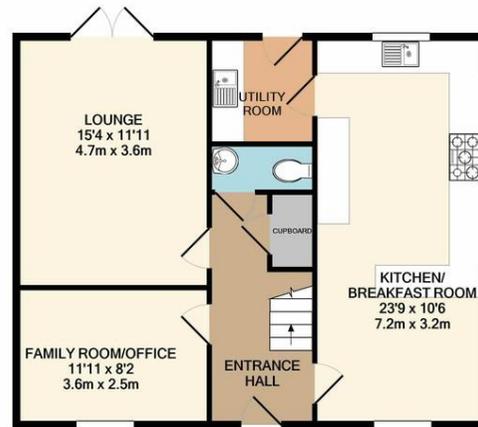
**This property is Unfurnished**

**Council Tax Band: E**

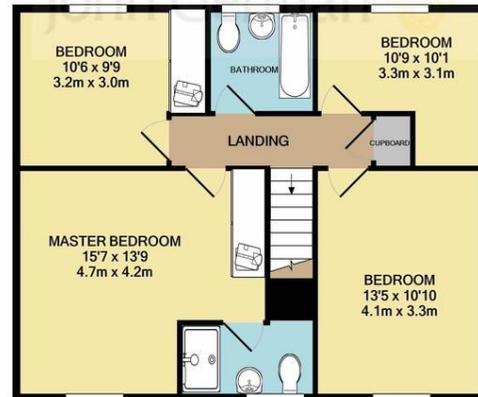
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GROUND FLOOR



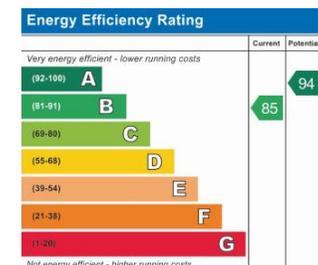
1ST FLOOR

### Agents' Notes

As part of our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. None of the services or appliances to the property have been tested.

### Referral fees

We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EPC to be provided on behalf of a client, we charge an administration fee of £96 which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.



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