



## 7 Rushall View, Brindley Village, Stoke-On-Trent, ST6 5GP

£825 Per Calendar Month

- Semi Detached House
- Unfurnished
- Pets Considered
- Managed by Hammond Chartered Surveyors
- Two Bedrooms
- Driveway Parking
- Utility Bills are not Included

## 7 Rushall View, Stoke-On-Trent ST6 5GP

Two Bedroom Semi Detached house located in the popular area of Brindley Village. The accommodation comprises; Entrance Hall, GF W.C, Kitchen, Living Room, Two Bedrooms and Family Bathroom. To the front of the property is a driveway providing off road parking. To the rear of the property is an enclosed garden with decking and lawn areas. The property is offered unfurnished and managed by Hammond Chartered Surveyors.



Council Tax Band: B



#### ENTRANCE HALL

Upvc door to front, laminate flooring, radiator.

#### GF W.C

0.90m x 1.68m (2'11" x 5'6" )

Window to front, laminate flooring, radiator, w.c and wash hand basin.

#### LIVING ROOM

3.96m x 3.87m (12'11" x 12'8" )

Patio doors to rear garden, laminate flooring, radiator, under stair store.

#### KITCHEN

1.75m x 3.18m (5'8" x 10'5" )

Window to front, laminate flooring, radiator. Fitted with a range of wall, base and drawer storage units, stainless steel sink and drainer, integrated electric hob and oven.

#### BEDROOM ONE

3.86m x 2.66m (12'7" x 8'8" )

Window to front, carpeted, radiator.

#### BEDROOM TWO

3.88m max x 2.41m (12'8" max x 7'10" )

Window to rear, carpeted, radiator, storage cupboard.

#### BATHROOM

1.98m x 1.88m (6'5" x 6'2" )

Vinyl flooring, radiator, fitted with a white suite comprising, bath with shower from mixer taps, w.c, wash hand basin.

#### EXTERIOR

To the front of the property is a driveway providing off road parking.

To the rear of the property is an enclosed garden with a decking area and laid to lawn. Pedestrian access gate.

Style: Two Bedroom Semi Detached House

Status: To Let

Availability: Now

Rent: £825.00 per calendar month, monthly in advance by standing order

Holding Deposit: £190.00

Deposit: £951.00 to be lodged with the Deposit Protection Service

Other Costs: The tenant will be responsible for all normal utilities charges and Council Tax charges

Furnishings: Unfurnished

EPC Rating: C

Council Tax Band: Band B

Broadband: FTTP

Mobile Phone Signal: You are likely to have good coverage in the area with the following provider, Three.

Disclaimer: All room measurements have been taken internally. Unless otherwise stated the property is connected to mains sewerage, water, gas and electricity for domestic purposes. The property is of standard construction.



## Directions

## Viewings

Viewings by arrangement only. Call 01782 659905 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	