



Kingsfield Road, Biddulph, ST8 6DN.  
£575 pcm

Whittaker Est. 1930  
& Biggs

## Kingsfield Road, Biddulph, ST8 6DN.

This property is to be let on a Six Month Assured Shorthold Tenancy Agreement at a rental of £575 per calendar month with a £575 deposit payable. The tenant will be responsible for all outgoing i.e. Council Tax, Water, Electric and Gas.

Two bed semi detached property, spacious accommodation, conservatory, utility room, downstairs WC, enclosed rear garden. This well placed property is ideal for the local amenities of Biddulph town as well as the local first school making it an excellent choice for families.



In detail the accommodation comprises:

### Entrance Hall

Upvc glazed panel front door, radiator, understairs WC, stairs leading to first floor

### Lounge Area 14' 5" x 12' 2" (4.40m x 3.72m)

Upvc window to front elevation, radiator, brick feature fireplace with coal effect electric fire, archway leading to

### Dining Area 10' 4" x 7' 2" (3.14m x 2.19m)

Radiator door leading to kitchen and conservatory

### Conservatory

Radiator, laminate flooring, ceiling light/fan, door leading to garden

### Kitchen 10' 2" x 8' 4" (3.11m x 2.53m)

Upvc window to side elevation, range of base & wall units, stainless steel sink & drainer with mixer taps, gas cooker, space for fridge, part tiled walls, tiled floor

### Utility room 8' 4" x 6' 3" (2.55m x 1.90m)

Range of wall & base units, plumbing for washing machine, space for tumble dryer, Upvc window to rear elevation, Upvc door leading to outside

### First Floor Landing

Upvc window to front elevation, loft access

### Bedroom 1 12' 1" x 11' 5" (3.69m x 3.47m)

Upvc window to front elevation, built-in wardrobe, radiator

### Bedroom 2 12' 1" x 10' 7" (3.69m x 3.23m)

Upvc window to rear elevation, radiator

### Separate WC

Upvc obscured window to side elevation, WC,

### Bathroom

Obscured Upvc window to rear elevation, fully tiled walls, hand wash basin with vanity unit, shower cubical with electric Triton T80 shower, heated towel rail

### Rear Garden

Paved patio area with a range of shrubs, brick storage, side gate leading to front

### Front garden

Lawned garden, range of shrubs and path leading to front door

Note:

Council Tax Band:

EPC Rating:

Viewings:

All viewings are strictly by appointment only.

For further details please contact:

Tel: 01782 522117

[sue.watkins@whittakerandbiggs.co.uk](mailto:sue.watkins@whittakerandbiggs.co.uk)



## Tenancy

In most cases the tenancy will be an assured shorthold tenancy for a minimum period of six months. Sometimes longer periods can be agreed and in many cases renewals are possible, but you are advised to check prior to signing the agreement. Renewals will only be possible if tenancy terms have been complied with.

Rent will normally be payable monthly in advance by bank standing order, but agreed payment terms will be set out in the tenancy agreement. Rent is fully exclusive of all outgoing (unless specifically notified otherwise in these particulars). Rent cannot be paid by debit/credit card or cash. A copy of the draft agreement can be provided on request and we recommend that intending tenants read it and raise any queries or concerns prior to signing.

## Right to Rent

Landlords and agents have a legal obligation to ensure that tenants are entitled to rent. Prior to any tenancy starting, all tenants will be obliged to produce proof of ID and current address.

## Damage Deposit

A damage deposit will be taken at the start of the tenancy. This is normally the equivalent of one month's rent, but may be increased where pets are permitted or there are valuable contents. This is held by The Deposit Protection Service, in accordance with legal requirements. Payment must be made

by BACS. Credit/Debit Cards are not accepted.

## Insurance

The landlord will be responsible for keeping insured the premises and the landlord's fixtures/fittings. Tenants are obliged to take out Tenants' Contents Insurance (we recommend this includes accidental damage to the property or landlord's contents).

## Pets

Pets are not normally permitted, but some landlords will agree, subject to an increased deposit. Those tenants with pets are advised to check beforehand.

## Furniture/fittings

Most houses offered by Whittaker and Biggs are unfurnished, but may include kitchen white goods. Prospective tenants are advised to check when viewing what will be provided at a particular property. A detailed independent inventory will be provided at the outset of the agreement.

## Fees:

**Unpaid Rent** Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

**Lost Key(s) or other Security Device(s)** Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed,

the actual cost of a locksmith, new lock and replacement of keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

**Variation of Contract (Tenant's Request) £50 (inc. VAT) per agreed variation.** To cover the costs associated with taking landlord's instruction as well as the preparation and execution of new legal documents.

**Change of Sharer (Tenant's Request) £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.** To cover the costs associated with taking landlord's instruction, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

**Early Termination (Tenant's Request)** Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

## Payments

Rent and damage deposits must be paid by BACS. Where there is agreement to pay by Cheque, please allow seven working days for clearance. Tenants cannot move in until all payments have cleared.

### Important

Whittaker & Biggs for themselves and for the vendors/lessors of this property who's agents they are, give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agent has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used in their brochures and window displays are taken with non standard lenses.

## Directions

agency\_online\_address}

T: 01782 522117

E: biddulph@whittakerandbiggs.co.uk

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

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