



Minerva Close, Knypersley, ST8 6SZ.  
£800 pcm

Whittaker <sup>Est. 1930</sup>  
& Biggs



## Minerva Close, Knypersley ST8 6SZ.

This property is to be let on a Six Month Assured Shorthold Tenancy Agreement at a rental of £800 per calendar month with a £800 deposit payable. The tenant will be responsible for all outgoings i.e. Council Tax, Water, Electric and Gas.

This family home has a fantastic sized fully enclosed rear garden with far reaching views over Mow Cop which can be viewed from the first floor. There is a spacious lounge & dining kitchen which gives immediate access to the rear patio & gardens. The first floor has three bedrooms together with a family bathroom. Externally the gardens are laid to lawn with paved patio. There is also a detached garage store. There is a partial block paved driveway allowing parking. This is a superb location for families having nearby access to Biddulph Valley Walkway & Knypersley First School.





In detail the accommodation comprises:

### Entrance Hall

Having a Upvc double glazed front entrance door, radiator. Consumer box. Stairs to first floor landing.

### Lounge 15' 3" x 11' 6" (4.66m x 3.51m)

Upvc window to front aspect, radiator, feature fireplace with gas fire set upon a marble effect hearth with matching inset. Store cupboard.

### Dining Kitchen 8' 4" x 14' 7" (2.53m x 4.45m)

Having a range of wall mounted cupboard & base units with fitted work surface over incorporating single drainer stainless steel sink unit with mixer tap over. Integral electric double oven & ceramic hob. Upvc window to rear aspect overlooking the rear garden. Tiled floor & walls, radiator, plumbing for washing machine. Upvc rear entrance door.

### First Floor Landing

Access to loft space with pull down ladder electric light & power. Upvc window to side aspect with partial views.

### Bathroom 6' 4" x 5' 2" (1.94m x 1.57m)

Having a white suite with panelled bath with mains fed shower attachment, low level w.c, pedestal wash hand basin. Chrome heated towel radiator, Upvc obscured window to rear aspect.

### Bedroom One 14' 1" x 7' 11" (4.29m x 2.42m)

Having Upvc window to front aspect, radiator.

### Bedroom Two 7' 11" x 10' 2" (2.42m x 3.09m)

Having Upvc window to rear aspect with views towards Mow Cop, radiator

### Bedroom Three 6' 5" x 10' 5" (1.95m x 3.17m)

Having Upvc window to front aspect, radiator.  
Cupboard concealing gas fired central heating system.

### Externally

There is a partial block paved driveway allowing parking for a motorhome if required. Fantastic sized fully enclosed rear garden with far reaching views over Mow Cop. Externally the gardens are laid to lawn with paved patio. There is also a detached garage store which is also great for storage.

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



## 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.

agency\_online\_address}

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