



Livingstone Street, Leek, ST13 5JU.
Monthly Rental Of £525.00 pcm

Est. 1930
**Whittaker
& Biggs**

Livingstone Street, Leek ST13 5JU.

This property is to be let on a Six Month Assured Shorthold Tenancy Agreement at a rental of Monthly Rental Of £525.00 per calendar month with a Monthly Rental Of £525.00 deposit payable. The tenant will be responsible for all outgoings i.e. Council Tax, Water, Electric and Gas.

Two Bedroom mid terrace property ideally located in close proximity to the town centre, and briefly comprising: living room, kitchen, two bedrooms and bathroom, enclosed wall garden to rear. Viewing strongly recommended. The property is to be let on a six month Assured Shorthold Tenancy Agreement at a rental of £435 per calendar month with a £435 deposit payable at the commencement of the Tenancy. Available early February 2021.



In detail the accommodation comprises:

Living Room 13' 1" x 12' 0" (4m x 3.66m)

UPVC double glazed door and window to the front elevation.

Kitchen 8' 0" x 12' 2" (2.44m x 3.70m)

UPVC double glazed window to the elevation, wooden door to the rear elevation, a good range of units to base and eye level, electric oven, four ring gas hob, space for a standing fridge freezer, plumbing for a washing machine, stainless steel sink with drainer.

First Floor

Bedroom One 10' 10" x 12' 0" (3.3m x 3.66m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Two 6' 0" x 9' 3" (1.82m x 2.81m)

UPVC double glazed window to the rear elevation, radiator, storage cupboard.

Bathroom 6' 2" x 6' 4" (1.89m x 1.94m)

Panel bathtub, pedestal wash hand basin, lower level WC, tiled surround.

Externally

Walled boundary's, stone slap patio, tow outbuildings.

Note:

Council Tax Band: A

EPC Rating: been arranged

Viewings:

All viewings are strictly by appointment only.

For further details please contact:

Tel: 01538 372006

leek@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 outgoings (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

From our Derby Street, Leek, offices proceed to the roundabout taking the third exit onto the A523 Ashbourne Road. Follow this road for a short distance taking the first turning right into Moorhouse Street, the first right into Talbot Street and the first left into Livingstone Street where the property is situated a short distance along this street on the right hand side identifiable by the agents To LET board.

agency_online_address}

T: 01538 372006

E: leek@whittakerandbiggs.co.uk

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