



SNAPE HALL ROAD, WHITMORE, ST5
£2,000 per month*

Carter Jonas

Snape Hall Road, Whitmore, Newcastle-under-Lyme, Staffordshire, ST5 5HS

A detached 4 bedroom house situated within the Village of Whitmore.

- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Kitchen
- Utility Room
- Gardens
- Parking
- Double Garage
- Unfurnished.

THE PROPERTY

Accommodation comprising:- entrance hall, kitchen/breakfast room, lounge, dining room, living room, utility and downstairs cloakroom. To the first floor are four bedrooms, ensuite bathroom and dressing room. Three further bedrooms and separate family bathroom. Externally there are gardens, double garage and off road parking.

Available unfurnished from Mid August for an initial 12 month term.

EPC Rating D. Council Tax Band G (please see Newcastle-under-Lyme Borough Council Website for current cost)

Pets considered. No access to Loft. Mains water and electricity are connected to the property. Drainage is to a septic tank. Oil central heating. Risk.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Flood Risk: Low

At a rent of £2000 per calendar month

Holding deposit of 1 week's rent £461

Security deposit of 5 weeks rent £2307



ADDITIONAL INFORMATION

Offers	Available for a 12 month term initially
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Viewing	Strictly by appointment
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Local Authority	Newcastle-under-Lyme Borough Council - Council Tax Band G
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**Approximate Gross Internal Area 2393 sq ft - 222 sq m
(Excluding Garage)**

Ground Floor Area 1387 sq ft - 129 sq m

First Floor Area 1006 sq ft - 93 sq m

Garage Area 357 sq ft - 33 sq m



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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