



Graham Watkins & Co

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12 Livingstone Street, Leek, ST13 5JU



A Two Bedroom terraced property with newly fitted carpets; UPVC double glazing throughout; and located a short walk away from Leek's market town centre. Briefly comprising; Lounge; Dining Room; Kitchen and Bathroom to the ground floor with Two Double Bedrooms on the first floor. NO PETS.

**£395 Per Calendar Month
(Subject To Contract)**

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Situation

The property is located in the centre of Leek so easily within walking distance of the market town centre. Also within commuting distance of Ashbourne, Buxton, Congleton and Stoke on Trent. Close to the bus station for public transport facilities.

Directions

From our Leek office take the A523 Ashbourne Road taking the first turning right into Moorhouse Street, then first turning right into Talbot Street and first Left into Livingstone Street the property is situated towards a short distance along on the right hand side; identified by our To Let board.

Accommodation Comprises

A UPVC entrance door leading to: -

Lounge 3.120 x 3.838 (10'3" x 12'7")

Having laminated flooring to wood effect; UPVC double glazed window to the front aspect; ornamental tiled fireplace; corner cupboard housing gas and electric meters; radiator and ceiling light point.



Dining Room 3.539 x 3.564 (11'7" x 11'8")

With continued laminated flooring; UPVC double glazed window to the rear aspect; gas fire on a tiled hearth; full height cupboard housing shelving; useful under stairs storage cupboard; radiator; electrical points; BT phone point; immersion switch; smoke detector and ceiling light point.



Kitchen 2.710 x 1.996 (8'11" x 6'7")

Benefitting from laminated flooring to tiled effect; UPVC double glazed window to the side aspect; UPVC and double glazed door to the side aspect and yard; half tiled walls; the suite comprises a range of base units with

'formica' work surfaces over; inset stainless steel sink and drainer unit with mixer tap; plumbing for an automatic washing machine; space for a gas cooker; one full height cupboard; matching wall units; wall hung "Potterton" boiler; electrical points and ceiling strip light.



Bathroom

With continued laminate flooring; UPVC double glazed frosted window to the side aspect; tiled bathing area; the suite comprises a bath pan with "Triton" shower over; pedestal wash hand basin; low flush W.C.; radiator and ceiling light point.



First Floor

Stirs with fully fitted carpet and banister rail leading to: -

Landing

With fully fitted carpet; loft access; smoke detector and ceiling light point.

Bedroom One 3.837 x 3.101 (12'7" x 10'2")

With fully fitted carpet; UPVC double glazed window to the front aspect; radiator; electrical points; aerial point and ceiling light point.



Bedroom Two 3.482 x 3.620 (11'5" x 11'11")

With fully fitted carpet; UPVC double glazed window to the rear aspect; fitted wardrobe housing hanging rail; full height cupboard housing header tank and cylinder; radiator; heating control and ceiling light point.



and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

Outside

To the rear is a private gated flagged yard.

Services

We believe all mains services are connected.

Deposit

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

Viewings

By prior arrangement through the Agent.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Wayleaves

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements

Energy Performance Certificate



12 Livingstone Street
LEEK
ST13 5JU

Dwelling type: Mid-terrace house
Date of assessment: 26 August 2011
Date of certificate: 27 August 2011
Reference number: 0680-2896-6983-9629-3725
Type of assessment: RdSAP, existing dwelling
Total floor area: 58 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	48	47	63
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	377 kWh/m ² per year	258 kWh/m ² per year
Carbon dioxide emissions	4.2 tonnes per year	2.9 tonnes per year
Lighting	£62 per year	£33 per year
Heating	£646 per year	£512 per year
Hot water	£181 per year	£102 per year

You could save up to £242 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.