



Graham Watkins & Co

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11 Ruelow Meadow, Ipstones, ST10 2QS



A RARE FIND - TWO BEDROOM BUNGALOW IN IPSTONES VILLAGE

A two bedroom detached bungalow with spacious accommodation situated in the sought after village of Ipstones. The bungalow is positioned at the head of the cul-de-sac and offers ample off road parking and enclosed private gardens. The deceptive accommodation comprises living room with patio doors to the conservatory, dining kitchen, two good sized bedrooms and modern shower room. Viewing is essential.

Offers In The Region Of £249,950 (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

Located in the popular residential village of Ipstones, the property is situated in a quiet cul-de-sac location. Ipstones is a thriving village with excellent community feel with nursery, primary school, church and public houses and various small shops and other useful amenities.

Directions

From our Leek office, take the A523 Ashbourne Road out of the town and proceed for approximately 4.5 miles. Turn right at the cross roads at Bottomhouse, signposted for Ipstones. Follow this road into the village and take the third turning on the left in to Brookfields Road and take the first turning right into Ruelow Meadow, where the bungalow will be identified by our For Sale board.

Accommodation Comprises:

A covered porch with lighting.

Providing access to:

Hallway

Having a single radiator, loft access and built in cloak cupboard.

Living Room 4.36 x 3.26 (14'4" x 10'8")

Having a pair of patio doors leading to the conservatory, feature fireplace including a gas fire set in a decorative carved surround on a marble hearth and single radiator.



Dining Kitchen 3.31 x 2.85 (10'10" x 9'4")

Having a range of base cupboards and drawers with matching wall mounted cupboards, plumbing for an automatic washing machine, space for a dishwasher, space for a fridge and freezer, built in Hotpoint electric oven, roll top work tops, stainless steel sink with mixer tap, four ring gas hob with extractor fan above, tiled splash backs, wall mounted Baxi gas fired central heating boiler, space for a table and chairs, single radiator, uPVC double glazed window to the front aspect and tiled floor.



Conservatory 3.52 x 2.72 (11'7" x 8'11")

(maximum measurements)

Being of uPVC double glazed construction set on dwarf walls with pair of patio doors to the side aspect, laminate flooring, ceiling light incorporating a fan attachment.



Bedroom One 3.60 x 3.26 (11'10" x 10'8")

With uPVC double glazed window to the rear aspect and single radiator.



Shower Room 2.54 x 1.77 (8'4" x 5'10")

With fully enclosed double shower cubicle with mixer shower fitment, low level lavatory, pedestal wash hand basin, single radiator, part tiled walls, uPVC obscured double glazed window to the side aspect and cushioned flooring.



Bedroom Two 2.67 x 2.56 (8'9" x 8'5")

Having a uPVC double glazed window to the front aspect and single radiator.



Outside

The property is approached over a block paved drive way with further tarmacadam parking, cold water tap, outside lighting, lawned gardens with mature borders.

The rear gardens consist of a flagged patio with adjoining lawns with established borders, fenced and stone wall boundary outside lighting, and garden shed with power connected.



Council Tax Band

We believe the property is in band D

Local Authority

The local authority is Staffordshire Moorlands District Council.

Viewings

By prior arrangement through Graham Watkins & Co.

Services

We believe the property is connected to mains services.

Wayleaves & Easements

The property is sold 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 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 sale.

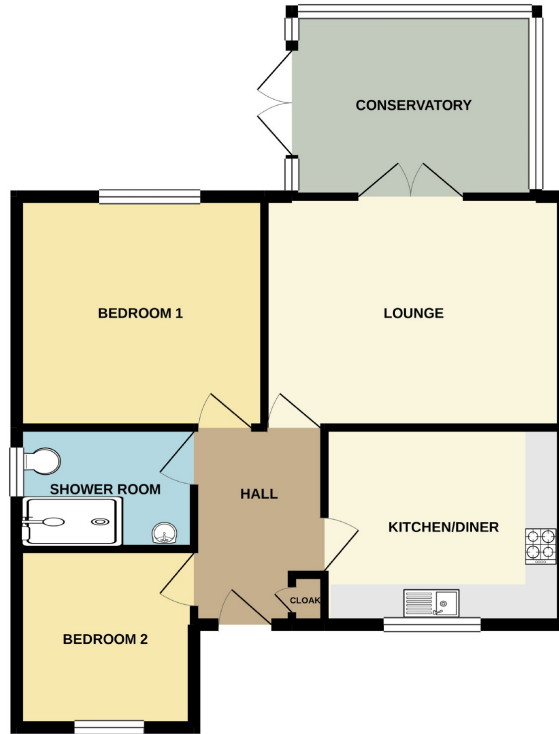
Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
11 Ruelow Meadow Ipstones STOKE-ON-TRENT ST10 2QS	Energy rating C	Valid until: 17 October 2031	Certificate number: 9785-3910-3200-1349-4200
Property type	Detached bungalow		
Total floor area	53 square metres		

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be A.

See how to improve this property's energy performance (<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9785-3910-3200-1349-4200?print=true#recommendations>).

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

