



SNAPE HALL ROAD, WHITMORE, ST5
£2,200 per month*

Carter Jonas

SNAP HALL ROAD, WHITMORE, ST5

Gaylords, Snape Hall Road, Whitmore, Newcastle, ST5

Approximate Area = 3095 sq ft / 287.5 sq m (includes garage)
 Limited Use Area(s) = 51 sq ft / 4.7 sq m
 Total = 3146 sq ft / 292.3 sq m

For identification only - Not to scale

A spacious 5 bedroom detached house set in private gardens.

Accommodation comprises - Ground Floor: Open plan family room with kitchen/diner, WC, sitting room, playroom/study, bedroom and family bathroom. First Floor: 4 bedrooms (main bedroom with en suite), second family bathroom and storage room.

Externally there is a private driveway leading to parking for several cars, a large attached garage and lawned gardens.

Pets considered. No access to Loft. No white goods. Mains electricity and water. Septic Tank. Flood Zone 1 – Low Risk.

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

Available unfurnished from the beginning of October 2024 for an initial 12 month term.

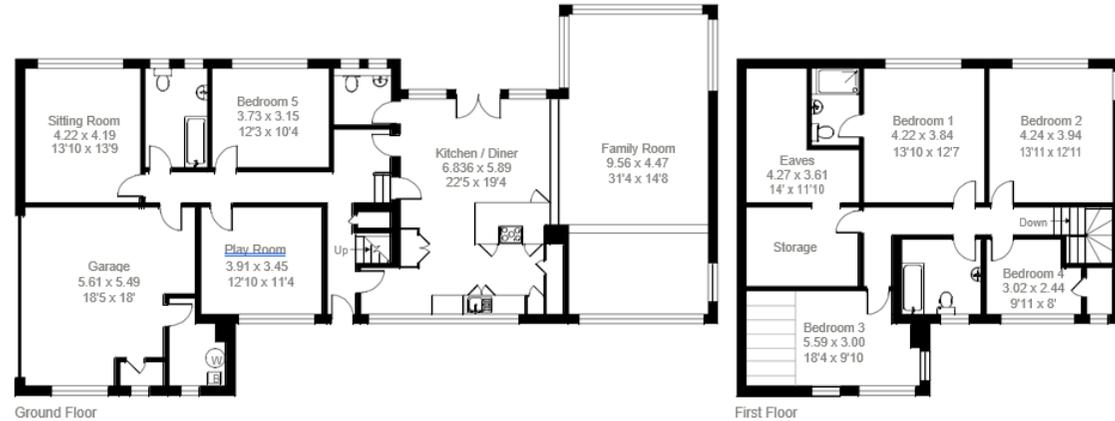
EPC Rating D. Council Tax Band G (please see Newcastle-under-Lyme Borough Council Website for current cost)

- Council Tax = G
- Deposit Required = £2,538.00
- Minimum term 12 months
- 5 Bedrooms (1 with en suite)
- shower room
- 2 Family Bathrooms
- Sitting Room
- Family Room
- Kitchen/Diner
- Study/Play Room
- Guest WC
- Gardens
- Garage
- Off street parking
- EPC = D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-)		
A	(81-91)		
B	(69-80)		84
C	(55-68)	56	
D	(39-54)		
E	(21-38)		
F	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Denotes restricted head height



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecomm 2023. Produced for Carter Jonas. REF: 1007736



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Classification L2 - Business Data

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