



**17 PILLATON DRIVE,
HUNTINGTON, WS12 4UU**

**TO LET BY WAY OF
ASSURED SHORTHOLD TENANCY £675.00 p.c.m.**

**DETACHED THREE BEDROOM HOUSE
LOCATED IN POPULAR CUL-DE-SAC**

- ❖ Entrance Hall
- ❖ Lounge/Dining Room
- ❖ Kitchen
- ❖ Integral Garage
- ❖ Gas Central Heating
- ❖ Sorry No Smokers, Pets or DSS Allowed❖
- Landing❖
- Three Bedrooms❖
- En-Suite Shower Room❖
- Family Bathroom❖
- Fully Double Glazed❖

THESE PARTICULARS SHOULD BE READ IN CONJUNCTION WITH THE FORMAL NOTICES BELOW



01543 50 54 54



19 Wolverhampton Road, Cannock, Staffordshire. WS11 1DG

17 Pillaton Drive, Huntington

All measurements given are approximate and for guidance purposes only
All photographs have been taken with an extra wide angle lens.

GROUND FLOOR

ENTRANCE HALL - with laminate floor, radiator, telephone point, double glazed access door, ceiling mounted smoke alarm and personnel access door to garage.

LOUNGE/DINING ROOM - 10ft 5ins to 18ft 6ins x 10ft 3ins to 13ft 8ins (3.18 to 5.64 x 3.12 to 4.17) overall, with laminate floor, UPVC double glazed window, UPVC double glazed sliding patio access door to rear garden, double radiator, single radiator, feature fire surround having gas fire, coved ceiling and television aerial point.



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KITCHEN - 7ft 1in x 10ft 7ins (2.16 x 3.23) overall, fitted with range of base units, drawers, laminate work surfaces, wall cupboards, inset sink with mixer taps, 'Idesit' electric built-in oven, gas hob with oven hood/extractor over, 'Vaillant' condensing gas fired central heating boiler, double radiator, upright storage cupboard and UPVC double glazed window.



FIRST FLOOR

LANDING - with balustrade to stairs, UPVC double glazed window, ceiling mounted smoke alarm and airing cupboard having copper cylinder with immersion heater.

BEDROOM ONE - 11ft 4ins x 11ft 11ins (3.46 x 3.63) maximum overall, with UPVC double glazed window, radiator, built-in wardrobes with matching drawers.



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EN-SHOWER ROOM - fitted with low flush WC, pedestal hand basin, fully tiled shower cubicle with 'Triton' electric instant shower over, radiator, UPVC double glazed window and extractor fan.

BEDROOM TWO - 9ft 3ins x 10ft 2ins to 12ft 4ins (2.82 x 3.10 to 3.76) overall, with UPVC double glazed window and radiator.



BEDROOM THREE - 8ft 10ins x 7ft 0in (2.69 x 2.13) with UPVC double glazed window, radiator and laminate floor.

FAMILY BATHROOM - 6ft 10ins x 6ft 6ins (2.08 x 1.98) maximum overall, with low flush WC, hand basin set in laminate surround with cupboard below, panelled bath with mixer taps having shower attachment, radiator, extractor fan, ceramic tiled floor and UPVC double glazed window.

OUTSIDE

INTEGRAL GARAGE - 7ft 8ins x 16ft 1in (2.34 x 4.90) overall, with courtesy light, power points and double glazed personnel access door to rear garden.

THE GARDENS - incorporate: lawns, timber decked terrace, dwarf walling, side paved pedestrian access, the rear garden is enclosed with close board fencing and the property is approached via a tarmac driveway/parking area.

GAS FIRED CENTRAL HEATING – is installed, run from the 'Vaillant' boiler located in the kitchen, which also provides domestic hot water, supplemented by an immersion heater.

ALL MAINS SERVICES - are available.

TENANCY TERMS – A 6 months Assured Shorthold Tenancy is envisaged at a rent of £675.00 per calendar month. The ingoing tenant will be required to pay a deposit of £895.00. The ingoing tenant will be responsible for the cost of the tenancy agreement in the sum of £150.00 plus vat. This will exclude the initial application fee of £60.00 plus vat per applicant for processing of references etc. If a guarantor is required an administration fee of £60.00 plus vat will be payable. We are unable to guarantee that the tenancy will be renewed after the initial term. Tenancies that are renewed will be subject to a renewal fee.

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COUNCIL TAX BAND - C

VIEWING BY PRIOR APPOINTMENT - arranged with the Agents at their Cannock Office.

PROPERTY MISDESCRIPTIONS ACT 1991.

Please note that these particulars have been prepared by us on the basis of information provided to us by our Client.

NOTICE: Boot And Son for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Boot and Son has any authority to make or give any representation or warranty whatsoever in relation to this property.

RP/AB/TW/21112016/07122016

Energy Performance Certificate

17, Pillaton Drive, Huntington, CANNOCK, WS12 4UU

Dwelling type: Detached house	Reference number: 8626-6727-8970-8788-1996
Date of assessment: 18 March 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 21 March 2016	Total floor area: 75 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,658
Over 3 years you could save	£ 681

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	
Heating	£ 1,953 over 3 years	£ 1,578 over 3 years	
Hot Water	£ 528 over 3 years	£ 222 over 3 years	
Totals	£ 2,658	£ 1,977	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Vary energy efficient - lower running costs

Rating	Score Range
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 90	✔
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 462	✔
3 Solar water heating	£4,000 - £6,000	£ 129	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.