

**TO LET**



## **Monmouth Place, Clayton**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**£1,200 pcm**



## Monmouth Place, Clayton

Semi-Detached House,  
3 bedroom, 1 bathroom

£1,200 pcm

Date available: 28th June 2025

Deposit: £1,384

Unfurnished

Council Tax band: C

- Semi detached house
- Lounge
- Large kitchen dining room
- 3 Bedrooms
- Bathroom
- Off road parking and drive
- Garage

HIGHLY SOUGHT AFTER AREA. Martin and co offer for rent this well presented 3 bedroom semi detached house located in the sought after area of Clayton which is within a short distance from the Royal Stoke Hospital and Newcastle town. The property is situated in a quiet cul de sac and comprises an entrance hall, lounge and large kitchen dining room to the ground floor and 3 bedrooms and a bathroom to the first floor. Outside the property has parking to the front and a drive giving access to the garage which is at the rear of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		





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## Martin & Co Stoke on Trent

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.