

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



21 Thirlmere Grove, Longton, Stoke-On-Trent, ST3 5HZ

£950 PCM

- Ready To Let Now!
- Two Bedrooms
- Gas Central Heating
- Fully Refurbished
- A Semi-Detached Bungalow
- UPVC Double Glazing
- Garage
- Pleasant Enclosed Garden

This has to be the highest quality bungalow available to let at the moment!

Offering fully refurbished accommodation including a brand new kitchen with integrated appliances and a bathroom with a modern white suite.

The internal accommodation also includes two bedrooms and patio doors and the lounge is spacious with an open archway into the kitchen. The windows are all brand new too!

Outside the property has had a new driveway which leads to a detached garage. To the rear you will find a pleasant enclosed garden with a paved patio, planted shrubs and lawn.

For more information on the application process, please visit our website. You can request an application form by e-mailing us with the names of everyone over the age of 18 who will be applying and their e-mail addresses.



ENTRANCE HALL

Fitted carpet. Radiator.

KITCHEN

11'2 x 8'0 (3.40m x 2.44m)

Composite front door. Exceptional range of new wall cupboards and base units with integrated appliances including fridge, freezer, washing machine, oven and hob. UPVC double glazed window. Radiator.

Tile effect vinyl flooring. New combi boiler. Open archway leading into the...

LOUNGE

18'3 x 11'8 (5.56m x 3.56m)

New fitted carpet. Two radiators. Large UPVC double glazed window. Access to the storage cupboard.

BEDROOM ONE

10'10 x 9'8 (3.30m x 2.95m)

New fitted carpet. Radiator. UPVC double glazed window. Oak veneer door. Fresh decoration.

BEDROOM TWO

9'8 x 8'10 (2.95m x 2.69m)

New fitted carpet. Radiator. UPVC double glazed patio doors. Oak veneer door. Bespoke fitted wardrobe with hanging rail.

BATHROOM/ WC

6'5 x 5'3 (1.96m x 1.60m)

New White suit consisting of a panelled bath with shower and screen over, wash basin and wc. Part tiled walls. Chrome heated towel rail. UPVC double glazed window. Tile effect vinyl flooring.

OUTSIDE

To the rear there is an attractive landscaped garden with a paved patio, lawn areas, borders and planted shrubs.

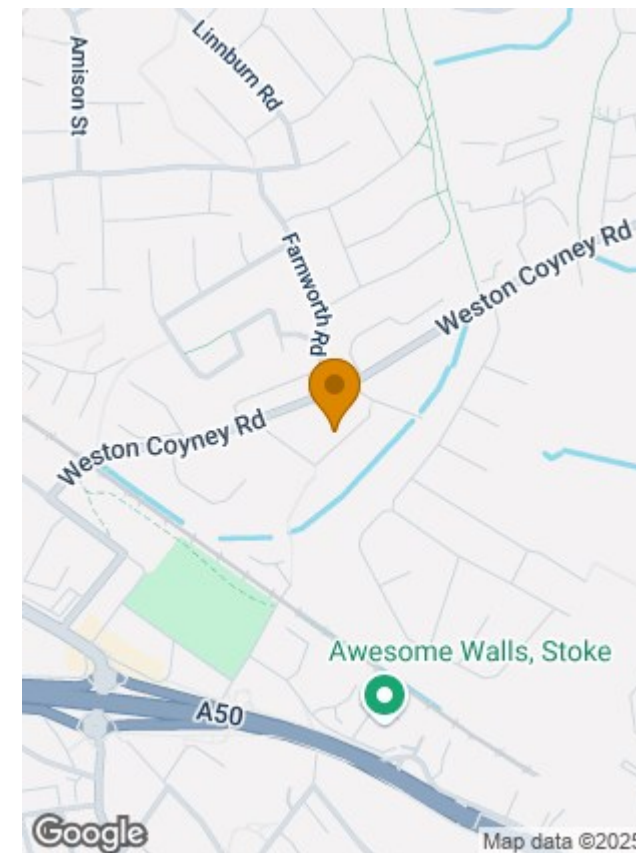
There's a new tarmac driveway to the front and side of the property leading to the...

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



CONDITIONS OF LET

- * Smoking: No Smoking is permitted in the Property
- * Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
- * Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at the Landlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:

- * One month's rent due on move in
- * Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
- * Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:

- * Payment of £50 if you want to change the tenancy agreement
- * Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
- * Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
- * Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
- * Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION

Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY

For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

PLEASE NOTE

- * These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

MATERIAL INFORMATION

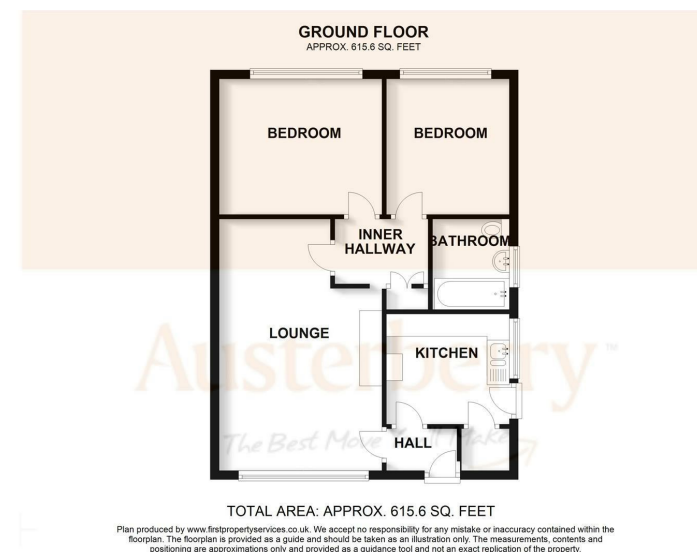
Rent - £950pcm

Deposit - £1095

Holding Deposit - £219

Council Tax Band - B

Minimum Rental Term – 6 months



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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