

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



38 Castleton Road, Lightwood, Stoke-On-Trent, ST3 7TD

£1,400 PCM

- Extended And Refurbished Property
 - Conservatory
 - Three Bath/Shower Rooms
 - Picturesque Views
- Open Plan Kitchen
 - Four Bedrooms
 - Block Paved Drive
 - Prime Location

AVAILABLE TO LET NOW!
FOUR BEDROOMS AND IN A PRIME LOCATION!

Ideal for families or anyone looking for maximum living accommodation. Available to let now is this extended and refurbished property on Castleton Road, Lightwood.

The ground floor consists of an open plan kitchen with breakfast bar and dining space, large living room and conservatory. Furthermore on the ground floor, you will find a double bedroom, modern tiled shower room and utility area with vaulted ceiling!

Upstairs are three well proportioned bedrooms, family bathroom and an en-suite shower room to the master bedroom. There is plenty of parking in the block paved driveway to the front and storage space in the integral garage.

Views from this property to the front and rear are a particular highlight!

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.



GROUND FLOOR

ENTRANCE HALL

Double glazed composite front door. Wooden flooring. Radiator. Fresh white decoration.

LIVING ROOM

15'1" x 10'3" (4.60 x 3.12)

Grey fitted carpet. Two UPVC double glazed windows. Radiator. Fire surround with gas fire.

KITCHEN/DINING ROOM

19'0" x 10'0" (5.79 x 3.05)

Shaker style kitchen with a range of wall cupboards and base units in cream with integrated gas hob, electric double oven, extractor hooda and integrated dishwasher. Wooden flooring. Radiator. Under stairs storage cupboard. UPVC sliding doors leading into the...

CONSERVATORY

11'0" x 9'8" (3.35 x 2.95)

UPVC double glazed wiindows and double doors. Cream tiled flooring.

LARGE UTILITY

18'2"0" 8'9" min x 8'5"

Vaulted ceiling. Shaker style range of wall cupboards and base units. integrated freezer. Plumbing for washing machine. UPVC double glazed window and rear door. Radiator. Wooden flooring. Access to the garage.

SHOWER ROOM

8'10" x 4'1" (2.69 x 1.24)

Fully tiled with walk in glass shower cubicle and electric shower, wash basin and wc. Chrome heated towel rail radiator. UPVC double glazed window. Illuminated mirror.

BEDROOM ONE

16'11" x 8'3" (5.16 x 2.51)

Fitted carpet. Radiator. UPVC double glazed window. Spotlights.

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM ONE

4.04 max 3.20 min x 2.54

Fitted carpet. Radiator. UPVC double glazed window. Integrated wardrobes.

EN-SUITE SHOWER ROOM

8'5" x 2'1" (2.57 x 0.64 (2.56 x 0.63))

Walk in tiled shower cubicle with electric shower, wc and wash basin. Tile effect vinyl flooring. UPVC double glazed wiindow. Radiator.

FAMILY BATHROOM

7'2" x 6'4" (2.18 x 1.93)

White suite with a P shaped bath with electric shower over, wash basin and wc. Tiled floor. Chrome heated towel rail radiator. UPVC double glazed window.

BEDROOM THREE

7'1" x 7'1" (2.16 x 2.16)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM FOUR

7'1" x 7'1" (2.16 x 2.16)

Fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE

There is a private rear garden with lawn, greenhouse, pergola and patio area.

To the front of the property are landscaped lawns and a block paved drive which leads to the...

GARAGE

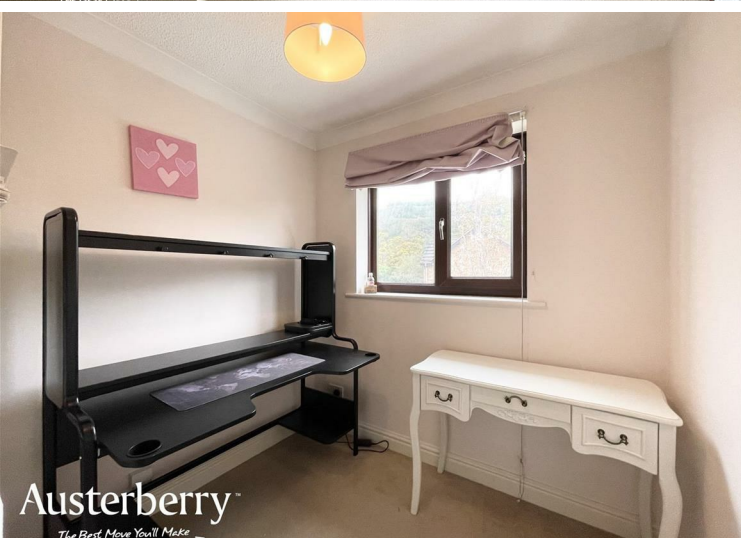
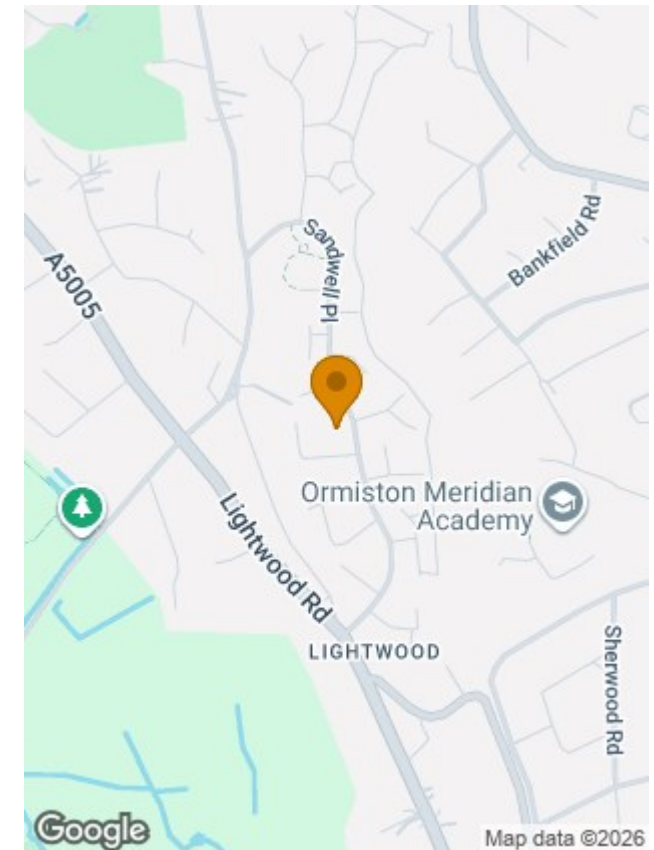
16'10" x 8'5" (5.13 x 2.57)

Electric up and over door. Gas combi boiler. Light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(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 - £1400pcm

Deposit - £1615

Holding Deposit - £323

Council Tax Band - C

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

Austerberry[™]
the best move you'll make