



36 Oak Place, Meir, Stoke-On-Trent, ST3 5PN

£775 PCM

- Ready To Let And Available Now!
 - Three Bedrooms
 - Fitted Kitchen
- Combi Boiler For Central Heating
- Modernised Semi-Detached House
- First Floor Bathroom
- Tarmac Drive
- UPVC Double Glazing

READY TO LET AND AVAILABLE NOW! THREE BEDROOMS + FULLY MODERNISED FROM TOP TO BOTTOM

Just imagine moving into this fully modernised semi-detached house!

Your chance to move into a family sized house which is complete with a fully fitted kitchen, recently refitted first floor bathroom with shower over the bath and much, much more!

There's gas central heating from a combi boiler, the windows and external doors are all UPVC double glazed units and there's a new tarmac driveway to the front of the house.

The gardens are of manageable size, it's in a cul-de-sac location and access to the A50 as well as the shops of Meir and local schools are all nearby!

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.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator. Stairs leading to first floor.

LOUNGE

14'11" x 11'6" (4.55 x 3.51)

Fitted carpet. Radiator. UPVC double glazed window. Modern fireplace with living flame effect electric fire. Walk in store room with fitted carpet and UPVC double glazed window.

KITCHEN WITH DINING AREA

11'6" x 7'8" (3.51 x 2.34)

Laminate look vinyl flooring. Range of white wall cupboards and base units together with an integrated electric hob, stainless steel cooker hood and under oven. UPVC double glazed window with fitted roller blind. Radiator.

REAR HALL

Laminate-look vinyl flooring to match the kitchen. UPVC double glazed external door.

CLOAKROOM/WC

Matching laminate-look vinyl flooring. White low level wc. UPVC double glazed window. Potterton gas fired combi boiler for central heating and hot water.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft.

BEDROOM ONE

11'9" x 8'5" (3.58 x 2.57)

Fitted carpet. Radiator. UPVC double glazed window with curtain track.

BEDROOM TWO

10'11" x 7'9" (3.33 x 2.36)

Fitted carpet. Radiator. UPVC double glazed window with curtain track.

BEDROOM THREE

8'7" x 5'11" (2.62 x 1.80)

Fitted carpet. Radiator. UPVC double glazed window with curtain track.

BATHROOM/WC

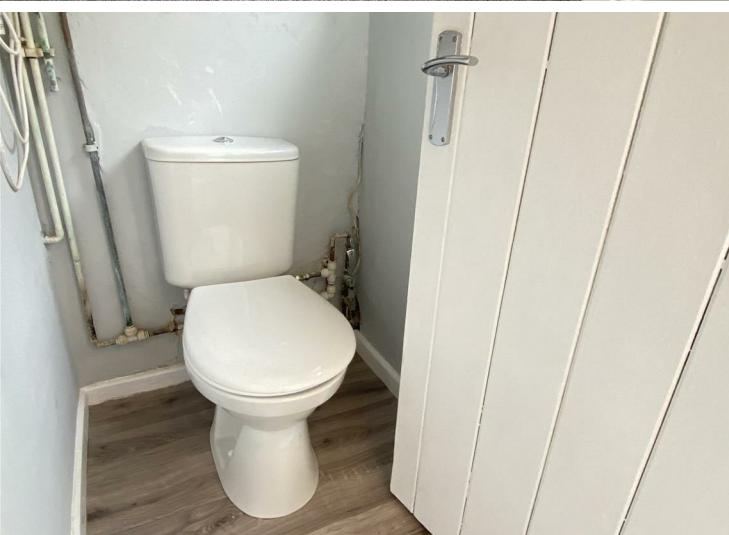
6'8" x 7'7" max (2.03 x 2.31 max)

White suite with mixer taps to the wash basin, panelled bath with shower and screen over and a low level wc. UPVC double glazed window with fitted roller blind. Radiator. Extractor. Laminate-look vinyl flooring.

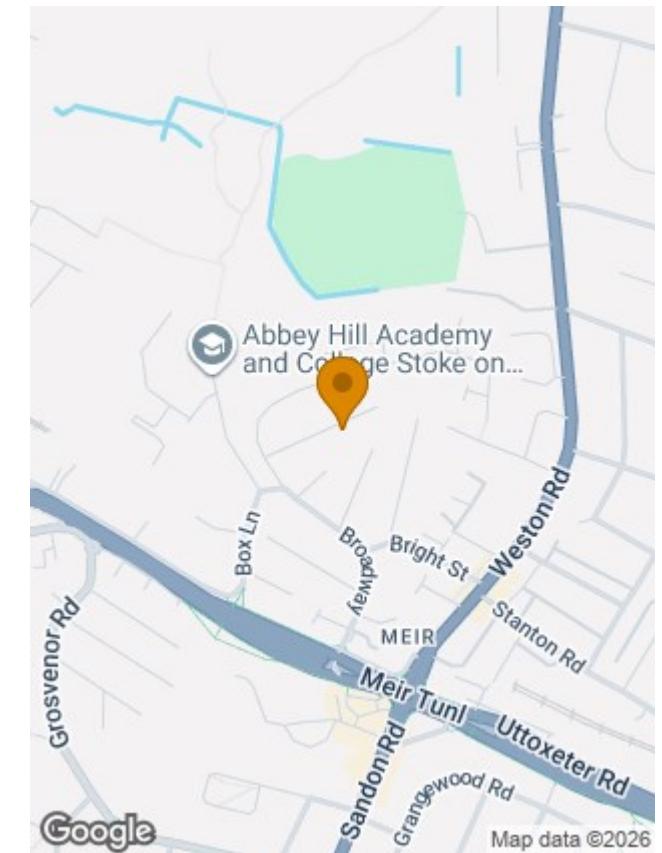
OUTSIDE

There is a recently tarmacked driveway to the front and side of the house, a small front garden and a fenced rear garden with a large paved patio and potential lawn area. There is also an external store.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

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

MATERIAL INFORMATION

Rent - £775pcm

Deposit - £894

Holding Deposit - £178

Council Tax Band - A

Minimum Rental Term – 6 months

Austerberry
the best move you'll make