

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



3 Highfield Rise, Trentham, Stoke-On-Trent, ST4 8NZ

£2,250

- Available To Let Now!
- Four Bedrooms
- Under Floor Heating
- Two Reception Rooms
- A Detached House
- Recently Modernised Throughout
- Open Plan Kitchen
- En-Suite

Introducing 3 Highfield Rise, Trentham...

An exceptional four-bedroom detached home available to let, offering style, comfort, and contemporary living.

Recently modernised throughout, this stunning property boasts underfloor heating, a sleek open-plan kitchen, two versatile reception rooms and a truly breathtaking en suite bathroom.

Nestled in a peaceful residential cul-de-sac, the home is just a short walk from the beautiful Trentham Gardens, combining tranquillity with convenience.

Don't miss the opportunity to make this outstanding property your next home – 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 composite front door. Laminate flooring. Stairs leading to the first floor with an oak style bannister with glass panels. Under stairs drawer units.

LOUNGE

17'4 x 10'5 (5.28m x 3.18m)

Fitted carpet. UPVC double glazed window. Feature fireplace with gas fire. Spotlights. Double doors into the dining area. Feature tiled wall.

CLOAKS/WC

Fully tiled. Wash basin and wc. UPVC double glazed window. Chrome radiator.

STUDY/OFFICE

15'4 x 8'2 (4.67m x 2.49m)

Fitted carpet. Radiator. UPVC double glazed window. Spotlights. Double doors leading from the hallway.

OPEN PLAN KITCHEN DINER

26'3 x 17'1 (8.00m x 5.21m)

Range of modern gloss wall cupboards and base units with integrated appliances including a wine cooler. Peninsula with granite worktops. Useful cupboard for tumble dryer. Dark tiled floor.

DINING AREA

Fitted carpet. Spotlights. UPVC double glazed windows and external doors.

CONSERVATORY

11'4 x 9'2 (3.45m x 2.79m)

Tiled floor with underfloor heating. UPVC double glazed window and external doors. Ceiling fan.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Cupboard with shelves.

BEDROOM ONE

14'7 x 10'3 (4.45m x 3.12m)

Fitted carpet. Stunning bespoke fitted wardrobes. Radiator. UPVC double glazed window. Spotlights.

EN-SUITE

8'3 x 6'1 (2.51m x 1.85m)

Exceptional suite! Wash basin, wc and spa bath with three shower fittings. Fully tiled floor and walls. Chrome heated towel rail. Spotlights.

BEDROOM TWO

9'10 x 8'9 (3.00m x 2.67m)

Fitted carpet. Radiator. UPVC double glazed window. Bespoke fitted furniture.

BEDROOM THREE

8'9 x 7'2 (2.67m x 2.18m)

Fitted carpet. UPVC double glazed window. Bespoke fitted furniture with captains bed for children. Spotlights.

BEDROOM FOUR

10'1 x 6'1 (3.07m x 1.85m)

Fitted carpet. Radiator. UPVC double glazed window. Bespoke furniture and wardrobes.

SHOWER ROOM

7'0 x 5'5 (2.13m x 1.65m)

Fully tiled with under floor heating. White suite consisting of a wash basin, wc and large walk in shower. Two extractor fans. UPVC double glazed window. Spotlights.

OUTSIDE

There is a large black paved driveway to the front of the property with gates to the side.

The rear garden is block paved with impressive borders and outside lighting.

There is an attached brick and tile shed with a tiled floor and roof window which houses the combi boiler.



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

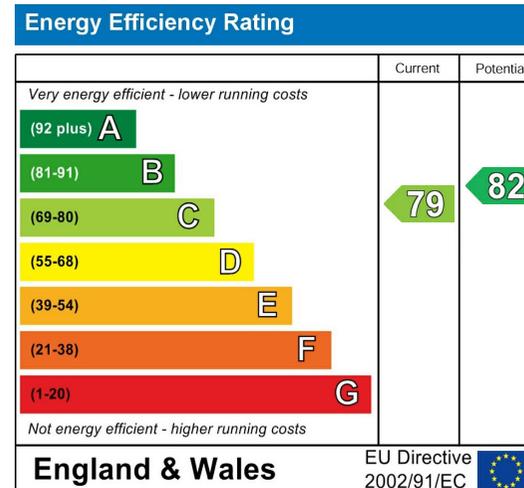
Rent - £2250pcm

Deposit - £2596

Holding Deposit - £519

Council Tax Band - E

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

Austerberry[™]
the best move you'll make