Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



Deacon Lodge Roundfields, Stockton Brook,
Stoke-On-Trent, ST9 9PG

£1,200 PCM

- An Exceptional Detached Bungalow
- Open Plan Kitchen. Living & Dining Area
- Under Floor Heating
- Immaculate Rear Garden
- Two Bedrooms
- Utility Room
- Fully Tiled Shower Room
- Ample Off Road Parking

EXCEPTIONAL TWO-BEDROOM BUNGALOW – AVAILABLE TO LET NOW!

A truly stunning and unique two-bedroom bungalow situated on the sought-after Roundfields development in Stockton Brook. Finished to an exceptional standard throughout, this beautiful home boasts underfloor heating, two generous double bedrooms, a stylish fully tiled shower room and a spectacular open-plan kitchen, living and dining space featuring granite worktops, shaker-style units and integrated appliances.

Bi-folding doors lead onto an immaculate, enclosed, low-maintenance rear garden, complete with additional outdoor storage and covered areas. Further benefits include bespoke bedroom lighting, fitted wardrobes and a substantial driveway providing ample off-road parking.

A rare opportunity to rent a beautifully designed, high-specification home – early viewing is highly recommended!





ENTRANCE PORCH
Black double glazed composite front door. Spotlights. LVT flooring with under floor heating.

ENTRANCE HALL
LVT flooring. Spotlights. Access to the bedrooms and bathroom.

BEDROOM ONE
12'1 x 8'9 (3.68m x 2.67m)
Grey fitted carpet. UPVC double glazed bay window. Feature spotlights and bedside lights. Bespoke fitted wardrobes with sliding mirrored doors.

BEDROOM TWO
10'4 x 8'10 (3.15m x 2.69m)
Grey fitted carpet. UPVC double glazed window. Spotlights.

SHOWER ROOM
Excellent modern fully tiled shower room with a large walk in shower, wc and wash basin within a vanity and mirrored unit. UPVC double glazed window. Spotlights. Under floor heating.

OPEN PLAN LIVING AND KITCHEN AREA
24'9 x 13'10 (7.54m x 4.22m)

KITCHEN AREA
Grey shaker style wall and base unis with granite worktops with integrated appliances including a fridge freezer, additional drinks fridge, dishwasher, eye level oven, electric induction hob, grill and microwave Belfast sink. Spotlights and hanging pendants over a kitchen island. Bifolding doors. Two velux roof windows.

LIVING SPACE
LVT flooring and underfloor heating. UPVC double glazed window. Bespoke fitted media shel and storage. Spotlights.

UTILITY ROOM
Bespoke fitted units for storage. Granite worktop. Plumbing for washing machine. Connection for tumble dryer. Gas combi boiler. UPVC double glazed window.

OUTSIDE
There is a wide tarmac drive to the front of the property suitable for three cars.

The enclosed low maintenance rear garden has an artificial lawn, paving and external storage.








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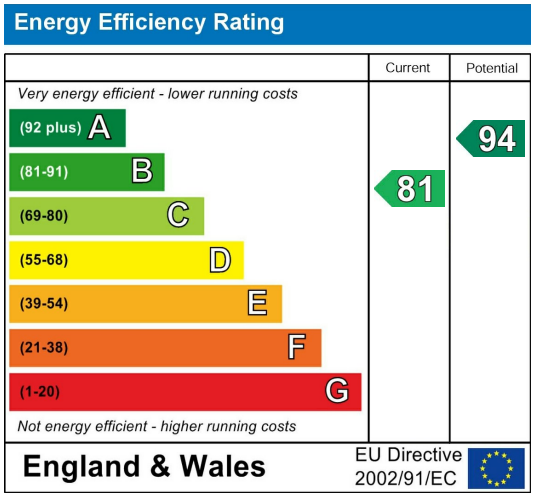

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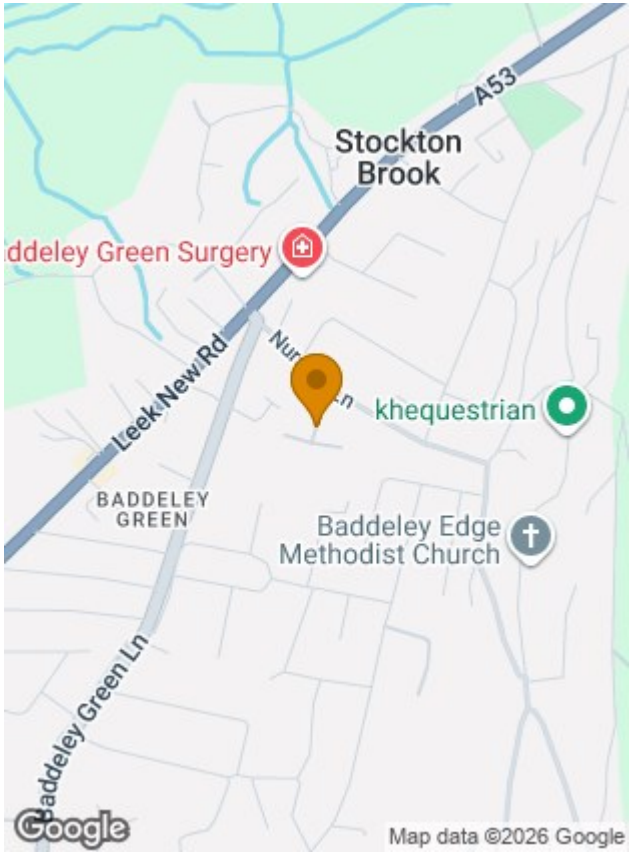

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
81
94
England & Wales
EU Directive 2002/91/EC


A53
Stockton Brook
ddeley Green Surgery
Leek New Rd
khequestrian
BADDELEY GREEN
Baddeley Edge Methodist Church
Baddeley Green Ln
Google
Map data ©2026 Google

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 theLandlord'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.

MATERIAL INFORMATION

Rent - £1,200pcm

Deposit - £1384

Holding Deposit - £276

Council Tax Band - C

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.