Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



7 Station View, Meir, Stoke-On-Trent, ST3 6DE

£725 PCM

- Available To Let Now!
- Two Bedrooms
- Modern Fitted Kitchen
- Fitted Wardrobes To Bed One
- A High Standard Of Finish
- Two Reception Rooms
- White Bathroom Suite
- Low Maintenance Front And Rear Gardens

A first class terraced type house, available now!

It is rare to find a terraced house to rent with such a high standard of finish. The property comprises two reception rooms, an open archway which leads into a modern fitted kitchen with a vaulted ceiling and the bathroom has a white suite and shower over the bath.

Upstairs there are two double bedrooms with fitted carpets, the front bedroom also benefits from fitted wardrobes with sliding mirrored doors.

Outside you will find a low maintenance garden with paving and artificial grass.

To find out more about the property or 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

SITTING ROOM
13'6 x 9'10 (4.11m x 3.00m)
Black composite double glazed front door. Laminate flooring. Radiator. UPVC double glazed window.

DINING ROOM
11'7 x 9'5 (3.53m x 2.87m)
Laminate flooring. Radiator. UPVC double glazed window. Feature fireplace with tiled hearth. Useful under stairs cupboard. Open arch into the...

KITCHEN
10'10 x 5'8 (3.30m x 1.73m)
Range of gloss white wall cupboards and base units with an integrated electric oven and gas hob. Two roof lights. UPVC double glazed window. Plumbing for washing machine. Space for tall fridge freezer. Tiled splashback.

REAR HALL
Laminate flooring. UPVC double glazed external door. Gas combi boiler.

BATHROOM
6'2 x 5'9 (1.88m x 1.75m)
Modern white suite consisting of a p shaped bath with shower over, wash basin and wc. Tiled floor. Part tiled walls. Radiator. UPVC double glazed window.

FIRST FLOOR

LANDING
Fitted stair and landing carpets.

BEDROOM ONE
11'6 x 8'3 (3.51m x 2.51m)
Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobe with sliding mirrored doors. Integrated cupboard with folding door.

BEDROOM TWO
11'8 x 10'1 (3.56m x 3.07m)
New fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE
There is a low maintenance front garden and a low maintenance paved yard to the rear with artificial grass and a storage shed.





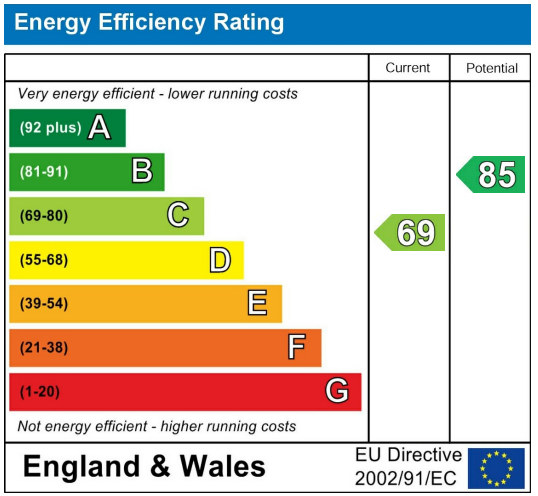


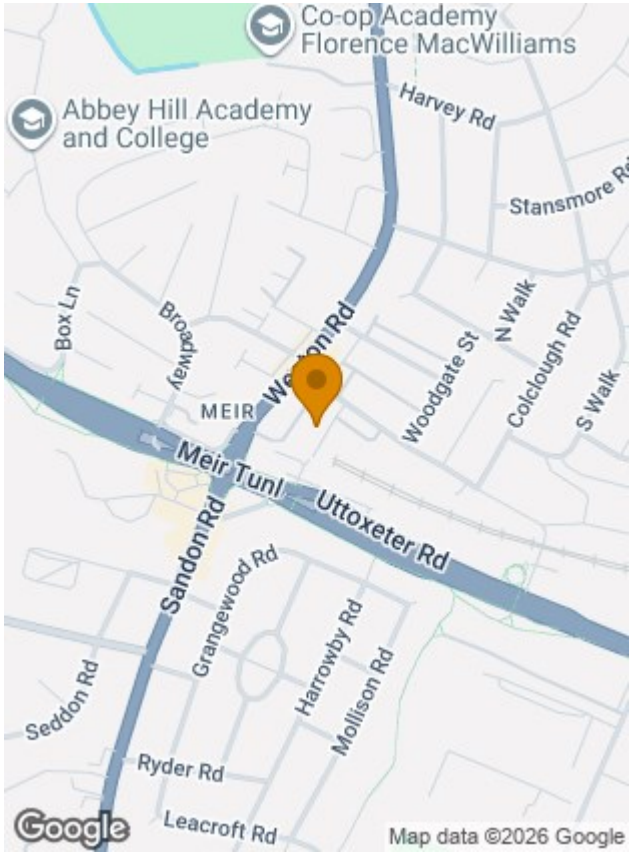

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
85
England & Wales
EU Directive 2002/91/EC


Co-op Academy Florence MacWilliams
Abbey Hill Academy and College
Harvey Rd
Stansmore Rd
Box Ln
Broadway
Weston Rd
MEIR
Woodgate St
N Walk
Colclough Rd
S Walk
Meir Tunl
Uttoxeter Rd
Sandon Rd
Grangewood Rd
Harrowby Rd
Mollison Rd
Seddon Rd
Ryder Rd
Leacroft Rd
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 - £725pcm

Deposit - £836

Holding Deposit - £167

Council Tax Band - A

Minimum Rental Term – 6 months

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.