

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



12 Spalding Place, Bentilee, Stoke-On-Trent, ST2 0QR

£850 PCM

- Available To Let Now!
- Fresh Decoration
- New Carpets
- Cul-De-Sac Location
- Large Fitted Kitchen
- Three Bedrooms
- Modern White Bathroom Suite
- Large Rear Garden

Available now with new fitted carpets and fresh decoration throughout!

Spalding place is a quiet residential cul-de-sac close to open space and this property is located at the top of the road.

The accommodation comprises a comfortable lounge with laminate flooring, a large fitted kitchen with a range of wall and base units and patio doors lead from the kitchen into a generous garden with a lawn, paved seating area and storage sheds.

Upstairs are three generous bedrooms with new fitted carpets and the bathroom has a modern white suite and part tiled walls.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Fitted floor mat. Laminate flooring. Radiator. UPVC double glazed front door.

LOUNGE

16'3 x 10'3 (4.95m x 3.12m)

Laminate flooring. Radiator. UPVC double glazed window.

OPEN PLAN KITCHEN/DINER

19'6 x 11'6 (5.94m x 3.51m)

Laminate flooring. Range of fitted gloss white wall cupboards and base units. Free standing cooker. Plumbing for washing machine. Radiator. Two UPVC double glazed windows. Double glazed patio doors.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

13'9 x 8'5 (4.19m x 2.57m)

New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'10 x 10'5 (3.30m x 3.18m)

New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

10'4 x 8'5 (3.15m x 2.57m)

New fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

7'9 x 5'4 (2.36m x 1.63m)

White suite with shower fitting to the bath, pedestal wash basin and wc. Chrome heated towel rail radiator. UPVC double glazed window. Part tiled walls. Spotlights. Vinyl flooring.

OUTSIDE

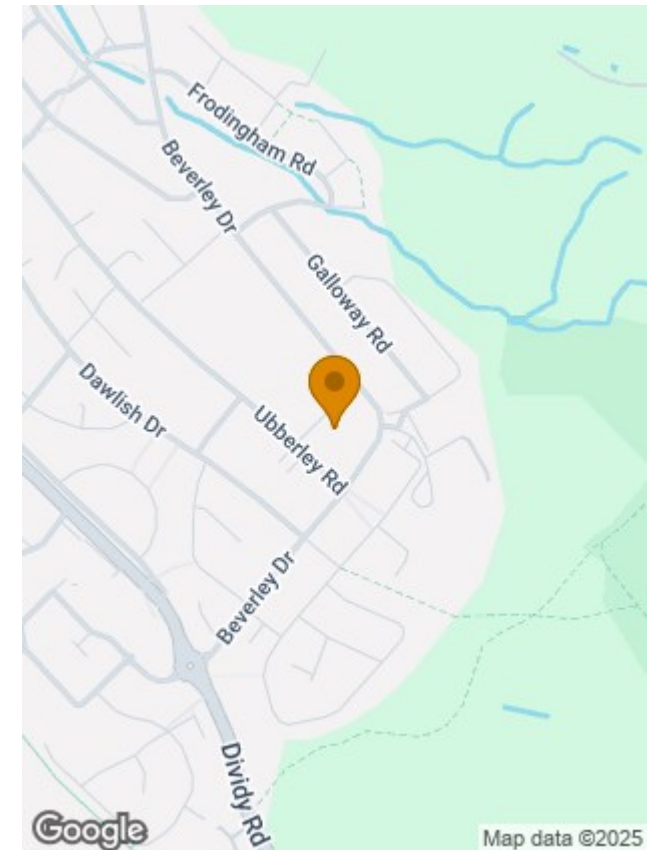
There is a shared driveway to the front of the property.

The large rear garden has a lawn, concrete patio and timber storage shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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 - £850pcm

Deposit - £980

Holding Deposit - £196

Council Tax Band - A

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

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