

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



27 Bartholomew Road, Meir, Stoke-On-Trent, ST3 5NP

£795 PCM

- Available To Let Now!
- Three Bedrooms
- Utility Room
- Double Driveway
- A Newly Refurbished Property
- New Fitted Kitchen
- New White Bathroom Suite
- Large Low Maintenance Rear Garden

A newly refurbished property, available To Let immediately!

This property is excellent and it offers great space inside and outside! A double driveway leads you to the UPVC front door.

The accommodation comprises a comfortable lounge, brand new kitchen with integrated oven and hob along with a brand new bathroom suite. There's even a utility room for added practicality and storage.

Upstairs are three generous bedrooms all with new carpets and fresh decoration and the rear garden is excellent and laid out for low maintenance with Indian stone paving and gravel areas.

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

Fitted carpet. UPVC double glazed front door.

LOUNGE

12'10 x 10'9 (3.91m x 3.28m)

New fitted carpet. Radiator. UPVC double glazed window. Electric fire. Fresh white decoration. Useful under stairs cupboard.

KITCHEN

9'9 x 7'9 (2.97m x 2.36m)

Range of new fitted wall cupboards and base units in a gloss grey with integrated electric oven and hob. Tiled splashback. Herringbone style vinyl flooring. Radiator. UPVC double glazed window. Useful storage cupboard with additional units. New gas combi boiler. Spotlights.

BATHROOM

7'5 x 6'5 (2.26m x 1.96m)

New white suite consisting of a bath with shower over, wc and wash basin. Part tiled walls. Chrome heated towel rail radiator. Herringbone style vinyl flooring. UPVC double glazed window. Integral storage cupboard with shelving. Spotlights.

UTILITY ROOM

8'10 x 5'3 (2.69m x 1.60m)

Herringbone style vinyl flooring. UPVC double glazed windows and external door. Worktop space. Plumbing for washing machine and connection for condenser dryer.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Cupboard with shelf.

BEDROOM ONE

12'6 x 10'7 (3.81m x 3.23m)

New fitted carpet. Two UPVC double glazed windows. Radiator. Fitted vertical blinds. White decoration.

BEDROOM TWO

12'2 x 9'6 (3.71m x 2.90m)

New fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. White decoration.

BEDROOM THREE

9'2 x 7'10 (2.79m x 2.39m)

New fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Fresh white decoration.


OUTSIDE

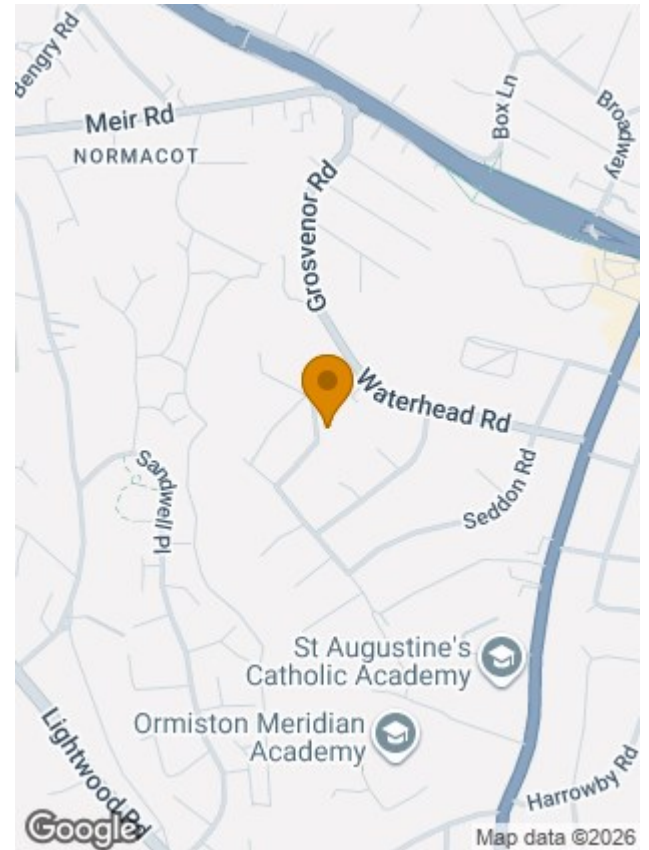
There is a paved double driveway to the front of the property.

The large low maintenance rear garden has an Indian Stone patio and gravelled areas. and an external power socket and tap.





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.

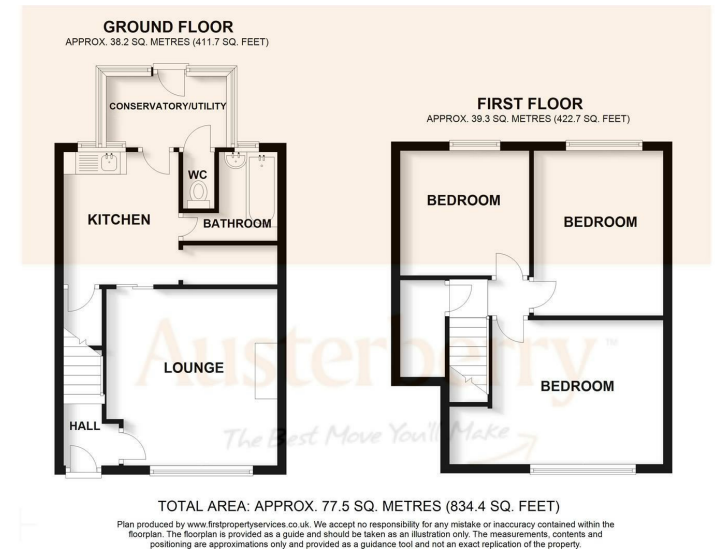
MATERIAL INFORMATION

Rent - £795pcm

Deposit - £917

Holding Deposit - £183

Council Tax Band - A



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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