

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



10 Mayneford Place, Hanford, Stoke-On-Trent, ST4 4RD

£1,250 PCM

- A Detached Bungalow
- Two Bedrooms
- Modern Kitchen
- Enclosed Rear Garden With An Artificial Lawn
- Quiet Residential Area
- Fully Refurbished
- White Bathroom Suite
- AVAILABLE NOW!

A truly immaculate detached bungalow in a quiet and convenient location!

This house has been comprehensively modernised and refurbished to a very high standard and is now available to let.

Offering fresh floor coverings and decoration throughout and a brand new kitchen with integrated appliances and dark navy coloured units. The bathroom is spacious with a shower over the bath and a sleek white suite.

Outside you will find an enclosed rear garden with artificial grass and paved patio and there is ample parking space to the front and side of the bungalow.

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

### KITCHEN

Brand new fully fitted kitchen with integrated appliances to include: gas hob, electric oven, fridge freezer and washing machine, new UPVC window

### LOUNGE

New fitted carpet, new UPVC window, radiator, open archway through to kitchen

### SHOWER ROOM

Brand new white suite with shower over the bath, part tiled walls, new UPVC window, chrome heated towel rail, toilet, wash basin, vinyl flooring

### BEDROOM ONE

New fitted carpet, new upvc window, fresh decoration, integral wardrobe with hanging rail

### BEDROOM TWO

New fitted carpet, radiator, new UPVC window, fresh decoration

### OUTSIDE

Granite driveway to front and side of property.  
Enclosed low maintenance rear garden with paved patio and artificial grass lawn.

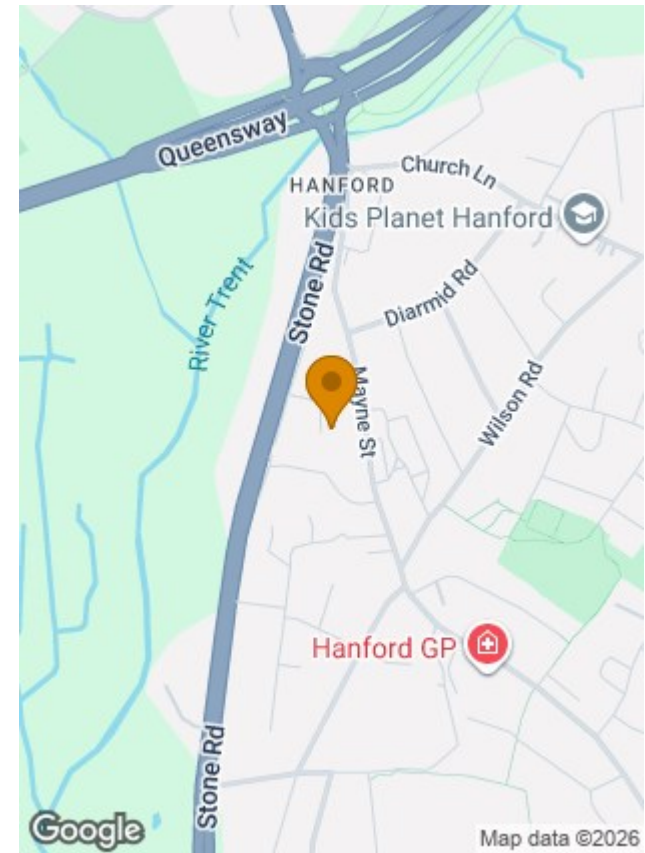
## DETACHED GARAGE

Electrically operated roller shutter door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto: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 - £1250pcm

Deposit - £1442

Holding Deposit - £288

Council Tax Band - C

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

**Austerberry**<sup>™</sup>  
the best move you'll make