

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



27 Bright Street, Meir, Stoke-On-Trent, ST3 6AG

£675 PCM



- Available To Let Now!
- Two Reception Rooms
- Double Glazing
- Modern Kitchen
- Two Bedrooms
- Combi Boiler For Gas Central Heating
- White Bathroom Suite
- Handy For Shops, Schools And The A50!

## READY TO LET AND AVAILABLE NOW! A MODERNISED HOUSE WITH TWO BEDROOMS

A clean and tidy modernised terraced type house with fitted carpets, gas central heating and a combi boiler with UPVC double glazing!

The shops in Weston Road are just a few yards away at the end of the road and there are bus routes and local schools nearby as well as access to the A50.

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

11'6" x 11'0" (3.51 x 3.35)

Fitted carpet. UPVC double glazed front door and window with fitted vertical blinds, curtain pole and curtains. Double radiator.

### LIVING ROOM

11'6" x 11'2" (3.51 x 3.40)

Fitted carpet. Double radiator. UPVC double glazed window with fitted vertical blinds. Access to the cellar. Stairs leading to the first floor.

### KITCHEN

11'5" x 5'11" (3.48 x 1.80)

Tiled floor and part tiled walls. Range of wall cupboards, base units and worktops. Electric cooker. UPVC double glazed window with fitted vertical blinds. Ideal gas combi boiler for central heating and hot water.

### REAR HALL

Tiled floor. UPVC double glazed door. Useful storage cupboard.

### BATHROOM/WC

6'8" x 5'11" (2.03 x 1.80)

Tiled floor and part tiled walls. White suite featuring a panelled bath with shower

mixer taps, pedestal wash basin and low level wc. Double radiator. UPVC double glazed window with fitted vertical blinds. Extractor.

## FIRST FLOOR

### SMALL LANDING

Fitted stair and landing carpets.

### BEDROOM ONE

11'7" x 11'0" (3.53 x 3.35)

Fitted carpet. Double radiator. UPVC double glazed window with fitted vertical blinds, curtains and curtain poles.

### BEDROOM TWO

11'7" x 11'2" (3.53 x 3.40)

Fitted carpet. Double radiator. UPVC double glazed window with fitted vertical blinds, curtains and curtain poles. Walk in wardrobe.

### OUTSIDE

Paved rear yard and gated entry.

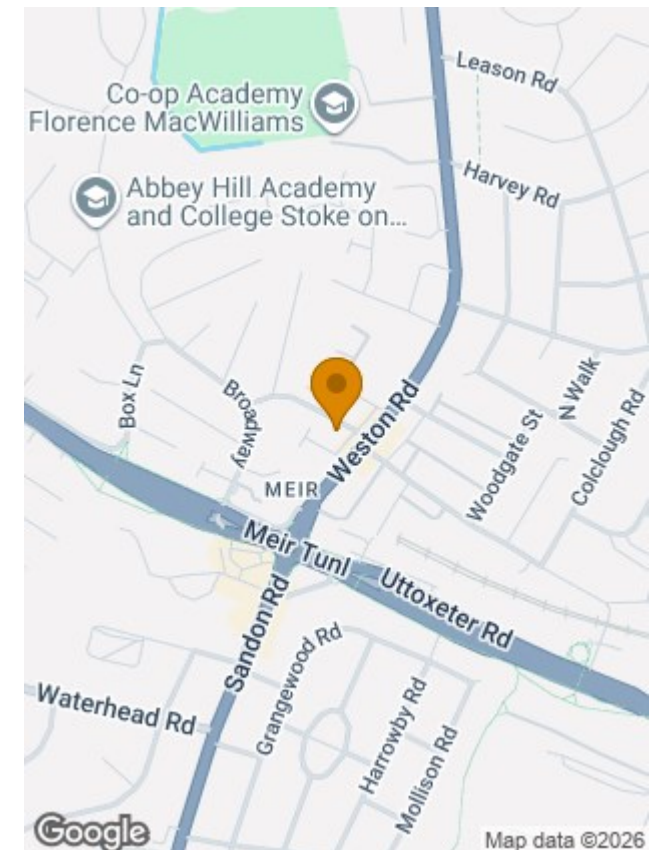
On street parking at the front.







| 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>                            |                                                                                     |                                                                                                                |
| (39-54) <b>E</b>                            |                                                                                     |                                                                                                                |
| (21-38) <b>F</b>                            |                                                                                     |                                                                                                                |
| (1-20) <b>G</b>                             |                                                                                     |                                                                                                                |
| Not energy efficient - higher running costs |                                                                                     |                                                                                                                |
| England & Wales                             |                                                                                     | EU Directive<br>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 - £675pcm

Deposit - £778

Holding Deposit - £155

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](mailto:enquiries@austerberry.co.uk)

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