

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



90 Foley Street, Fenton, Stoke-On-Trent, ST4 3DX

£675 PCM

- Ready To Let Now!
- Two Bedrooms
- New Fitted Kitchen
- Paved Rear Yard
- Fully Refurbished
- Two Reception Rooms
- New White Bathroom Suite
- Convenient Location

A refurbished terraced house with an upstairs bathroom!

This house offers two reception rooms with new fitted carpets, a kitchen that is new and is much larger than usual too!

Upstairs are two double bedrooms and at the end of the landing you will find a bathroom with a brand new white suite.

The house is freshly decorated and also benefits from cottage style oak veneer internal doors.

We know you'll like this one! Not far from Longton and Fenton.

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

11'2 x 10'11 (3.40m x 3.33m)

UPVC front door and UPVC double glazed window. New grey fitted carpet. Radiator. Fresh grey decoration.

LIVING ROOM

11'11 x 11'1 (3.63m x 3.38m)

New grey fitted carpet. Radiator. UPVC double glazed window. Wall lighting. Under stairs storage with shelving.

KITCHEN

16'3 x 7'0 (4.95m x 2.13m)

Range of new gloss grey wall cupboards and base units with an integrated electric oven and gas hob. Plumbing for washing machine. Space for fridge freezer. Two UPVC double glazed windows. Radiator. Tiled splashback. Vinyl flooring. Cupboard containing the combi boiler.

REAR HALL

Grey fitted carpet. External door. Radiator. UPVC double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

11'2 x 10'10 (3.40m x 3.30m)

New grey fitted carpet. Radiator. UPVC double glazed window. Fresh grey decoration.

BEDROOM TWO

11'11 x 8'1 (3.63m x 2.46m)

New grey fitted carpet. Radiator. UPVC double glazed window. Fresh grey decoration. Integral storage cupboard.

BATHROOM

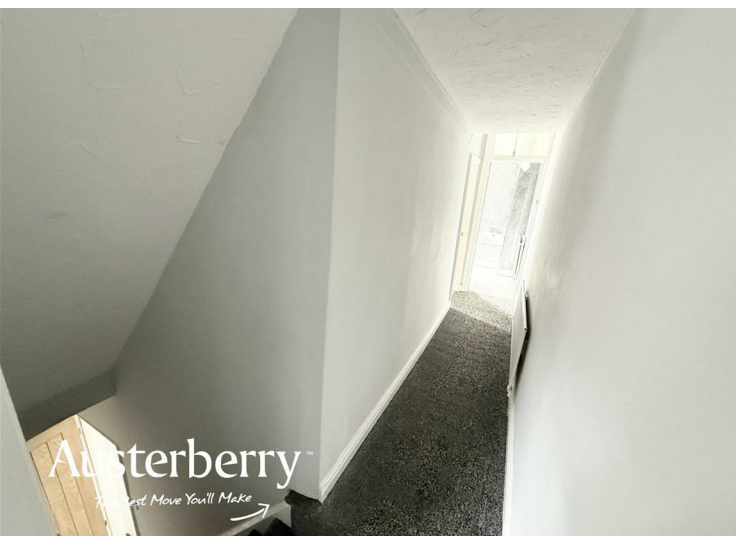
11'7 x 5'8 (3.53m x 1.73m)


New white bathroom suite with bath, wash basin and wc. PVC panelled walls. Vinyl flooring. Radiator. UPVC double glazed window.

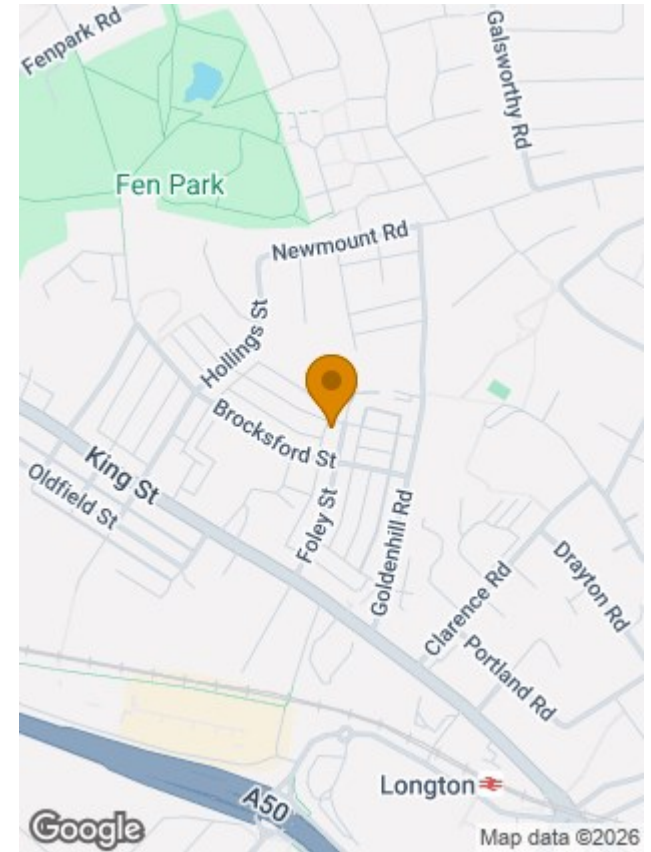
OUTSIDE

There is on street parking to the front and an enclosed paved yard to the rear.





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	75
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 - £675 pcm

Deposit - £778

Holding Deposit - £155

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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