

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



9 Henshall Place, Sandyford, Stoke-On-Trent, ST6 5LF

£800 PCM

- Traditional Appearance... Modernised Interior!
- Two Reception Rooms
- UPVC Double Glazing
- Ready To Move Into!
- Three Bedrooms
- Combi Boiler
- Fitted Kitchen
- Tarmac Drive

**READY TO LET NOW!
TRADITIONAL APPEARANCE... MODERN INTERIOR!**

Impressive modernised semi-detached house featuring three bedrooms, two reception rooms, a fitted kitchen with integrated oven and hob, gas central heating from a combi boiler and UPVC double glazing throughout!

This house offers the ideal combination of a traditional appearance and a modernised interior! It is in a desirable location at the head of a cul-de-sac, with a tarmac driveway, garage and the rear garden includes two brick and tile outbuildings. This house is ready to move into.

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.



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GROUND FLOOR

ENTRANCE HALL

Double glazed front door. Fitted carpet. Radiator. Under stairs storage cupboard with Glow Worm gas combi boiler for central heating and hot water. Stairs leading to the first floor.

LOUNGE

11'10 x 10'7 (3.61m x 3.23m)

Fitted carpet. Radiator. UPVC double glazed bay window.

DINING ROOM

12'5 x 10'6 (3.78m x 3.20m)

Fitted carpet. Radiator. UPVC double glazed window.

KITCHEN

8'9 x 5'7 (2.67m x 1.70m)

Range of grey wall cupboards and base units with soft close doors and drawers together with integrated induction hob, stainless steel cooker hood and under oven. UPVC double glazed window and rear door. Part tiled walls. Grey vinyl flooring. Extractor. Spotlights.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window.

BEDROOM ONE

12'5 x 10'7 (3.78m x 3.23m)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind.

BEDROOM TWO

10'7 x 10 (3.23m x 3.05m)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind.

BEDROOM THREE

6'7 x 5'9 (2.01m x 1.75m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

6'4 x 5'8 (1.93m x 1.73m)

White suite including a shower fitting and screen over the bath. Extractor. UPVC double glazed window. Part tiled walls. Radiator. Grey vinyl flooring.

OUTSIDE

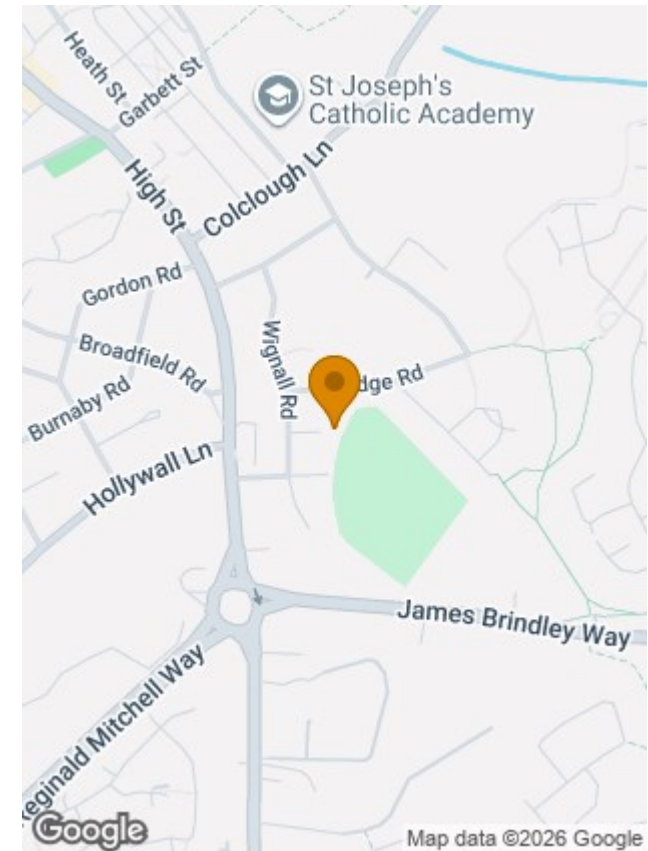
Tarmac driveway. Rear garden with paved patio area, lawn and two useful brick and tile outbuildings, one with an outside wc and the other a storage shed.

GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	42	
(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 - £800pcm

Deposit - £923

Holding Deposit - £184

Council Tax Band - B

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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