

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



7 Michael Close, Weston Coyney, Stoke-On-Trent, ST3 6NU

£1,150 PCM

- Available Now
- Fresh Decoration
- New Fitted Kitchen
- Integral Garage
- Conservatory
- Ground Floor Office Space
- Large Driveway
- Quiet Cul-De-Sac Location

This is much more than a 3 bed semi, it is available to rent immediately!

Decorated throughout and benefitting from a brand new fitted kitchen, you are going to love this property on Michael Close. Upstairs are three very well proportioned bedrooms and a stunning family bathroom which includes bath and separate walk in shower. This house also benefits from a large integral garage, utility room and home office extension! Parking is available on the driveway for numerous vehicles.

Michael Close is a quiet cul de sac with open fields, bus routes and schools are also not far away.

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 PORCH

UPVC double glazed front door. Tiled floor. UPVC double glazed window

ENTRANCE HALL

UPVC double glazed front door. Radiator. Laminate flooring. Stairs to the first floor. Fresh white decoration

LIVING ROOM

13'0 x 12'11 (3.96m x 3.94m)

Large UPVC double glazed window. Laminate flooring. Fresh white decoration. Feature fireplace. Wall lights. Radiator. Archway into the...

DINING ROOM

10'10 x 8'11 (3.30m x 2.72m)

Laminate flooring. Radiator. Fresh white decoration. UPVC double glazed sliding doors.

CONSERVATORY

UPVC double glazed conservatory with door into garden. Tiled floor. Radiator.

KITCHEN

11'05 x 8'06 (3.48m x 2.59m)

Brand new gloss white kitchen with integrated induction hob, electric oven and microwave. UPVC double glazed window. Laminate flooring. Tiled splashback. Under stairs pantry.

UTILITY ROOM

9'05 x 9'04 (2.87m x 2.84m)

Laminate flooring. Fitted wall and base units. Plumbing for washing machine. Wash sink.

W/C

White wc. Laminate flooring.

OFFICE

5'02 x 8'09 (1.57m x 2.67m)

UPVC double glazed window and rear door. Fitted carpet. Spotlighting. Radiator.

INTEGRAL GARAGE

16'0 x 9'04 (4.88m x 2.84m)

Up and over garage door. Gas central heating boiler. Light. Power sockets

FIRST FLOOR

BEDROOM ONE

10'11 x 11'11 (3.33m x 3.63m)

UPVC double glazed window. Grey fitted carpet. Radiator. Large grey wardrobes

BEDROOM TWO

10'06 x 10'03 (3.20m x 3.12m)

UPVC double glazed window. Grey fitted carpet. Radiator.

BEDROOM THREE

7'08 x 6'10 (2.34m x 2.08m)

UPVC double glazed window. Grey fitted carpet. Radiator.

BATHROOM

9'02 x 5'06 (2.79m x 1.68m)


Stunning modern suite with separate bath and walk in shower. Chrome heated towel rail. W/C. Wash basin. Spotlights. UPVC double glazed window.

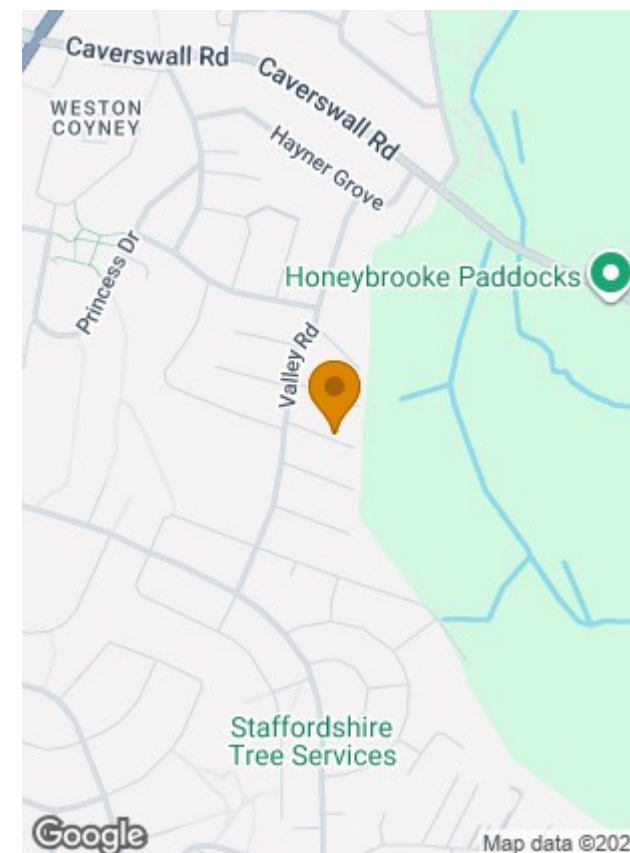
OUTSIDE

Large block paved driveway to the front of the property and a paved patio area and lawn to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(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

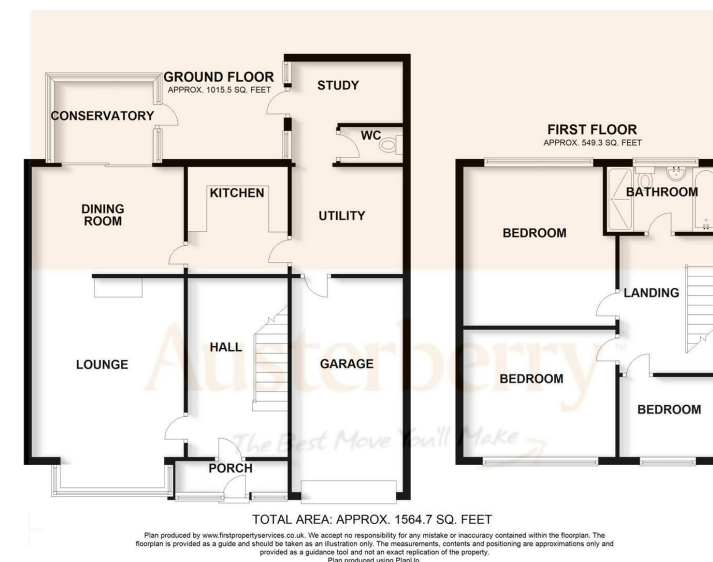
Rent - £1,150pcm

Deposit - £1326

Holding Deposit - £265

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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