Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



9 Brindon Close, Weston Coyney, Stoke-On-Trent, ST3 6NY

£950 PCM

- Available To Let Now!
- Living Room and Dining Room
- Fitted Kitchen
- Cul-De-Sac Location
- Three Bedrooms
- White Bathroom Suite
- Enclosed Rear Garden
- Off Road Parking

AVAILABLE TO LET NOW! AN ATTRACTIVE THREE BEDROOM SEMI-DETACHED HOUSE

Located in a quiet cul-de-sac location with open fields to the end of the road, this property on Brindon Close offers plenty of space inside.

The ground floor includes a large living room, dining room and fitted kitchen with tiled floor and white units and upstairs there are three spacious bedrooms and a tiled bathroom with electric shower over the bath. Outside you will find a tarmac driveway to the front and a lawn with paved patio area to the rear.

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.





GROUND FLOOR

ENTRANCE PORCH
Tiled floor. UPVC double glazed windows and door.

ENTRANCE HALL
Grey fitted carpet. Radiator. Timber front door. UPVC double glazed window.

LIVING ROOM
13'2" x 12'11" (4.01 x 3.94)
Grey fitted carpet. Radiator. UPVC double glazed bay window. Gas fire with back boiler. Double doors into the...

DINING ROOM
10'11" x 8'10" (3.33 x 2.69)
Grey fitted carpet. Radiator. UPVC double glazed window.

KITCHEN
8'5" x 8'4" (2.57 x 2.54)
Tiled floor. Range of wall cupboards and base units. UPVC double glazed window and rear door. Under stairs storage cupboard.

FIRST FLOOR

LANDING
Fitted stair and landing carpets. UPVC double glazed window.

BEDROOM ONE
10'11" x 10'7" (3.33 x 3.23 (3.32 x 3.22))
Beige fitted carpet. Radiator. UPVC double glazed window. Small cupboard.

BEDROOM TWO
10'0" x 8'11" (3.05 x 2.72)
Grey fitted carpet. Radiator. UPVC double glazed window. Built in wardrobes and shelving.

BEDROOM THREE
9'0" x 6'8" (2.74 x 2.03)
Grey fitted carpet. Radiator. UPVC double glazed window.

BATHROOM
6'6" x 5'6" (1.98 x 1.68)
Two tone tiled bathroom. White suite consisting of a P shaped bath with electric shower over. UPVC double glazed window. Airing cupboard.

OUTSIDE
There is a tarmac driveway to the front of the house and a lawn and patio area to the rear.

N.B. The garage is not included and does not form part of the rental agreement.








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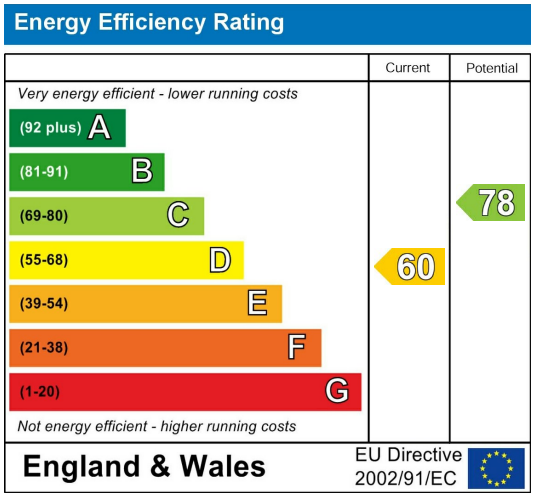
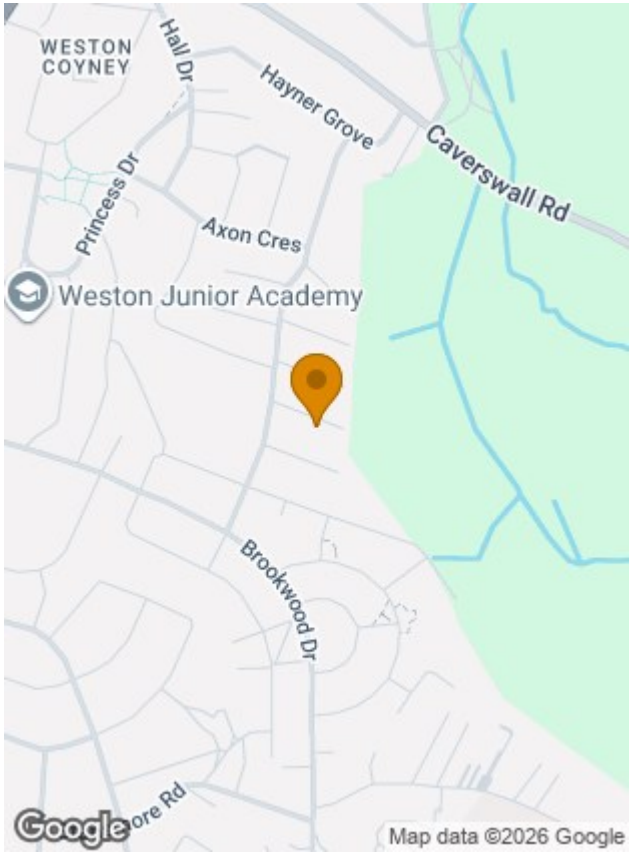

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
60
78
England & Wales
EU Directive 2002/91/EC


WESTON COYNEY
Hall Dr
Hayner Grove
Caverswall Rd
Princess Dr
Axon Cres
Weston Junior Academy
Brookwood Dr
Google
Map data ©2026 Google

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 theLandlord'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.

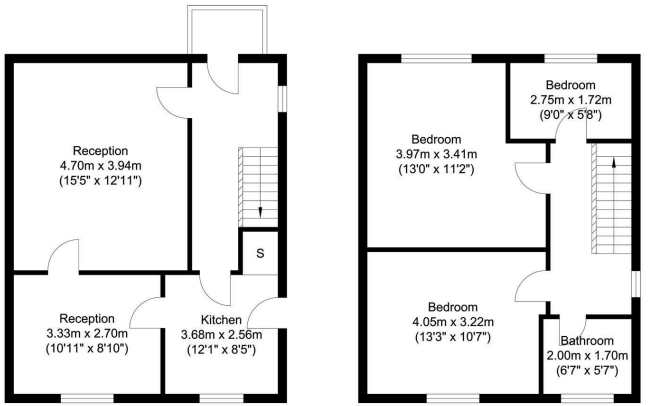
MATERIAL INFORMATION

Rent - £950pcm

Deposit - £1096

Holding Deposit - £219

Council Tax Band - B



Ground Floor First Floor

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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