Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists

40 Wignall Road, Sandyford, Stoke-On-Trent, ST6 5LE

£795 PCM

- Available To Let Now!
- Kitchen With Dining Area
- Off Road Parking
- Excellent Value For Money!
- Two Bedrooms
- Bathroom With White Suite
- Enclosed Rear Garden

Ready to move into! This house on Wignall Road, Sandyford offers excellent value for money.

Parking for two vehicles is available at the front of the property and there's an enclosed garden to the rear with a patio area and lawn.

Inside there is an open plan kitchen with dining area and a living room and upstairs, there are two double bedrooms and the bathroom has a white suite with an electric shower over the bath.

This house is available now! 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 HALL
Fitted carpet. Radiator. UPVC double glazed front door.

LIVING ROOM
12'6 x 10'9 (3.81m x 3.28m)
Fitted carpet. Radiator. Feature fireplace with an electric fire.

KITCHEN/DINING ROOM
15'6 x 10'7 (4.72m x 3.23m)
Grey vinyl flooring. Three UPVC double glazed windows. UPVC double glazed rear door. Range of wall cupboards and base units in white with electric oven and hob. Plumbing for washing machine. Gas combi boiler. Under stairs storage.

FIRST FLOOR

BEDROOM ONE
15'7 x 10'5 (4.75m x 3.18m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO
12'10 x 8'9 (3.91m x 2.67m)
Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM
8'6 x 6'5 (2.59m x 1.96m)
Vinyl flooring. White suite with electric shower over the bath, pedestal wash basin and wc. UPVC double glazed window. Extractor fan.

OUTSIDE
There is a paved and gravelled parking area for two vehicles to the front of the property and a paved patio area with a lawn and raised stone bed to the rear

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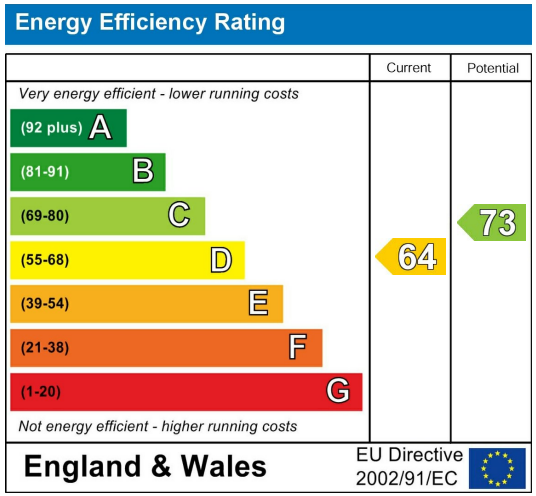
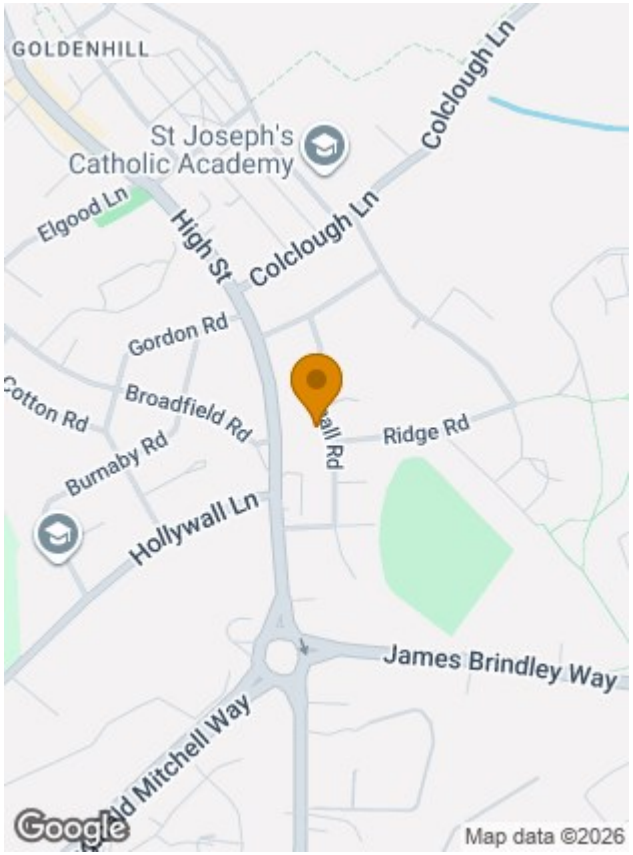

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
64
73
England & Wales
EU Directive 2002/91/EC


GOLDENHILL
St Joseph's Catholic Academy
Colclough Ln
Elgood Ln
High St
Colclough Ln
Gordon Rd
Cotton Rd
Broadfield Rd
Burnaby Rd
Ridge Rd
Hollywall Ln
James Brindley Way
Google
Map data ©2026

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.

MATERIAL INFORMATION

Rent - £795pcm

Deposit - £917

Holding Deposit - £183

Council Tax Band - A

Minimum Rental Term – 6 months

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.

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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