

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



135 Weston Road, Weston Coyney, Stoke-On-Trent, ST3 6AN

£850 PCM

- Available To Let Now!
- Fully Fitted Kitchen
- Combi Boiler
- Gardens To The Front And Rear
- Three Bedrooms
- White Bathroom Suite
- Block Paved Driveway
- Close To Meir Town Centre

AVAILABLE NOW TO LET! A MODERNISED SEMI-DETACHED HOUSE WITH THREE BEDROOMS!

This is a traditional looking modernised semi literally within walking distance of the centre of Meir and handy for local schools and bus routes as well as access to the A50.

The house has a recently fitted combi boiler for central heating, a stylish fully fitted kitchen with integrated appliances and a white bathroom suite. There are three bedrooms upstairs, gardens to the front and rear and off road parking in the block paved driveway to the side. What more could you want? We'd love to show you round!

To find out more about the property or 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 HALL

UPVC double glazed front door. Vinyl flooring. Radiator. UPVC double glazed window. Walk in store room/coat cupboard complete with fitted carpet.

LOUNGE

14'10" x 10'8" (4.52 x 3.25)

Fitted carpet. UPVC double glazed window. Radiator.

KITCHEN WITH DINING AREA

17'8" x 10'4" (5.38 x 3.15)

Vinyl flooring. Two UPVC double glazed windows. Radiator. Range of wall cupboards and base units with a high gloss grey finish, soft close doors and drawers and integrated electric hob, stainless steel cooker hood and under oven. Single drainer stainless steel sink. Low voltage spotlights. Concealed Glow Worm gas combi boiler for central heating and hot water. Part tiled walls. Walk in pantry. Rear door.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft.

BEDROOM ONE

12'9" x 10'9" (3.89 x 3.28 (3.88 x 3.27))

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

13'0" x 10'9" (3.96 x 3.28)

Fitted carpet. Radiator. UPVC double glazed window. Built in storage cupboard.

BEDROOM THREE

9'5" x 6'5" (2.87 x 1.96)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

7'2" x 6'4" (2.18 x 1.93)

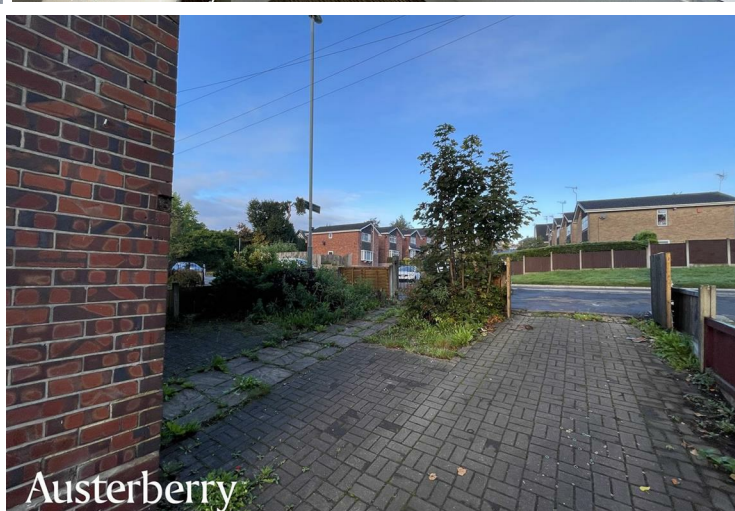
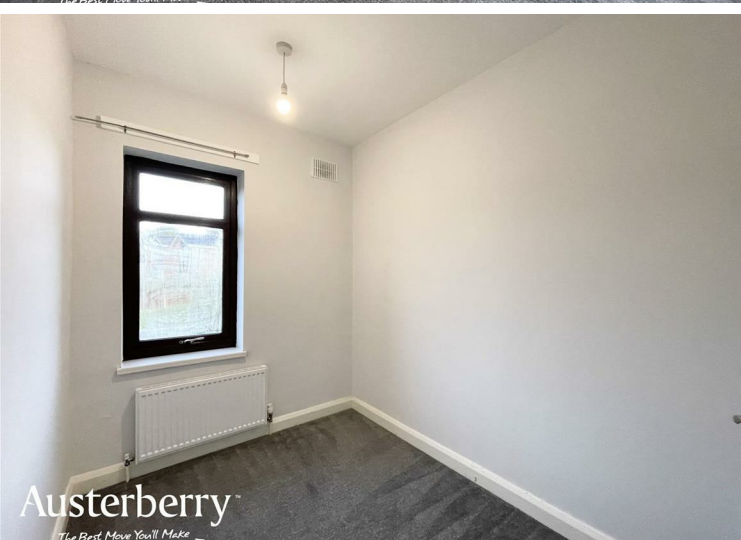
Vinyl flooring. White suite consisting of a panelled bath with shower fitting, rail and curtain, pedestal wash basin and low level wc. Low voltage spotlights. UPVC double glazed window. Radiator. Part tiled walls.

OUTSIDE

Double gates lead into the block paved driveway.

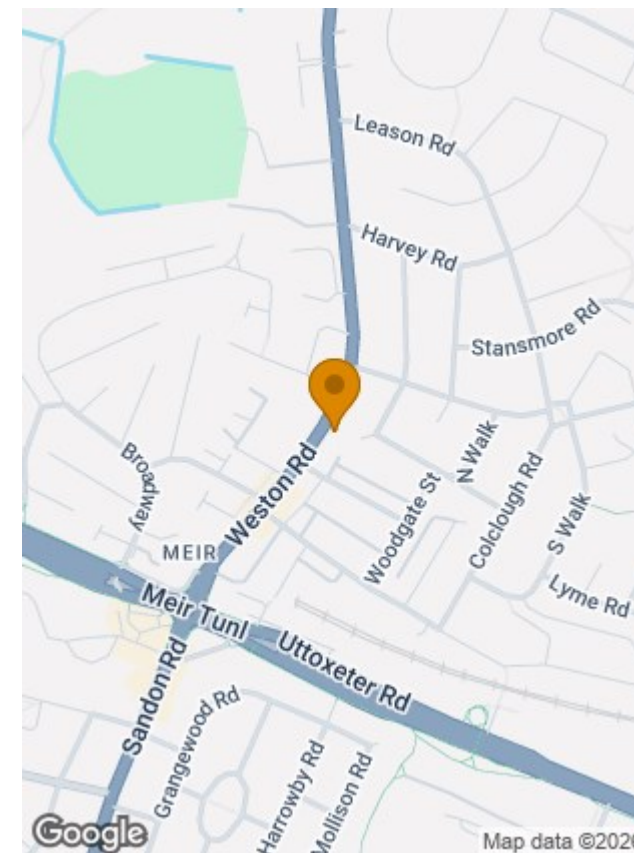
There is a low maintenance front garden and a mainly lawned garden to the rear.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(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 - £850pcm

Deposit - £980

Holding Deposit - £196

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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