

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



3 Heber Street, Longton, Stoke-On-Trent, ST3 1LA

£650 PCM

- Available Now!
- Two Reception Rooms
- UPVC Double Glazing
- Two Bedrooms
- Gas Central Heating
- Enclosed Rear Yard

AVAILABLE IMMEDIATELY – SPACIOUS TWO BEDROOM TERRACED HOME!

A fantastic opportunity to rent this well-presented two bedroom terraced property, offering spacious, fresh and inviting accommodation throughout.

The ground floor boasts two generous reception rooms, both featuring stylish grey carpets and crisp white décor, a fitted kitchen with a range of wall and base units, and a modern bathroom. Upstairs, there are two well-proportioned double bedrooms.

Further benefits include UPVC double glazing throughout, gas central heating powered by a combination boiler, and an enclosed rear yard, perfect for enjoying the warmer summer months. On-street parking is also available to the front.

Ready to move into immediately! Contact Austerberry today to request your application form and avoid missing out on this fantastic rental opportunity!



GROUND FLOOR

FRONT RECEPTION ROOM

12'03 x 10'08 (3.73m x 3.25m)

Black composite double glazed front door. UPVC double glazed window. Radiator. Grey fitted carpet. Feature fireplace.

REAR RECEPTION ROOM

11'11 x 11'10 (3.63m x 3.61m)

Grey fitted carpet. UPVC double glazed window. Radiator. Under stairs cupboard

KITCHEN

12'00 x 6'01 (3.66m x 1.85m)

Range of fitted wall cupboards and base units. Gifted fridge freezer. Washing machine. Tumble dryer. Freestanding gas cooker. Tiled flooring. Tiled splashback. Radiator. UPVC double glazed window. Spot lighting

REAR HALL

UPVC double glazed external door. Tiled flooring. Cupboard containing combi boiler.

BATHROOM

7'10 x 5'08 (2.39m x 1.73m)

White suite with shower fitting over the bath and glass screen. Toilet. Wash basin. Radiator. Part tiled walls. Wood effect vinyl flooring. UPVC double glazed window.

FIRST FLOOR

BEDROOM ONE

12'01 x 11'11 (3.68m x 3.63m)

UPVC double glazed window. Radiator. Fitted carpet. Large range of fitted wardrobes.

BEDROOM TWO

11'11 x 10'10 (3.63m x 3.30m)

UPVC double glazed window. Radiator. Fitted carpet. Integral storage cupboard.

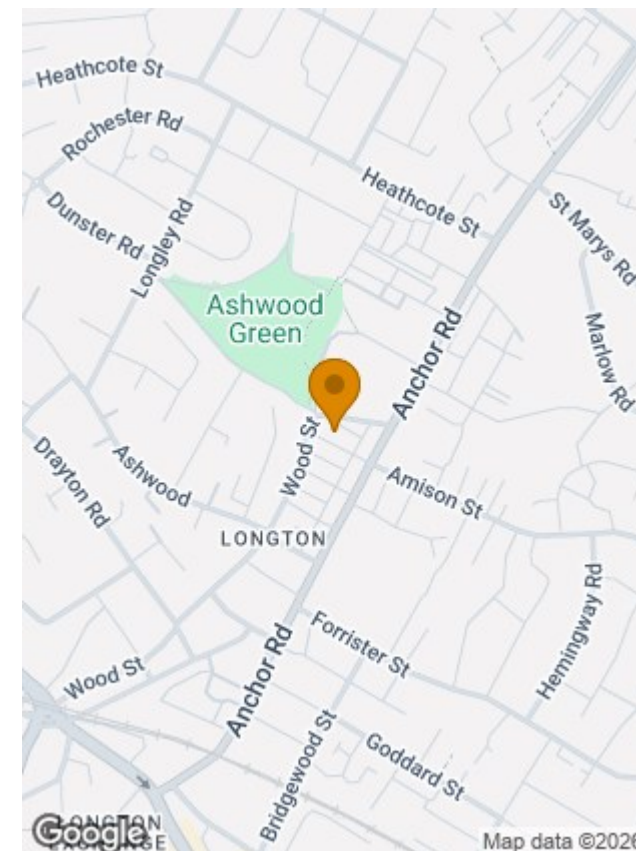
OUTSIDE

There is an enclosed paved rear yard.





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		
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 - £650pcm

Deposit - £750

Holding Deposit - £150

Council Tax Band - A

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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