

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



261 Beaconsfield Drive, Blurton, Stoke-On-Trent, ST3 3JD

£850 PCM



- Ready To Let Now!
- Fully Fitted Kitchen
- Combi Boiler
- Off Road Parking
- Three Bedrooms
- White Bathroom Suite
- Double Glazing
- Close to Shops And Schools

**READY TO LET AND AVAILABLE NOW!**

## A MODERN SEMI-DETACHED HOUSE WITH THREE BEDROOMS

This property has a modern fully fitted kitchen complete with integrated oven and hob and as well as three bedrooms upstairs, there is a white bathroom suite complete with a shower over the bath.

The heating is from a gas combi boiler and there is off road parking space at the side of the house.

The property is literally only a short walk away from academy schools, is on a bus route and also close to neighbourhood shops.

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

### LOUNGE

19'8" x 10'4" (5.99 x 3.15)

Timber double glazed bow window. Fitted mat and carpet.

### OPEN PLAN KITCHEN AND DINING ROOM

19'7" x 11'5" (5.97 x 3.48)

Grey laminate look vinyl flooring. Three timber double glazed windows. Upvc double glazed rear door. Complete range of white wall cupboards and base units together with stainless steel hob, cooker hood and under oven. Part tiled walls. Spotlights.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Airing cupboard containing the Main gas combi boiler for centrall heating and hot water.

### BEDROOM ONE

13'9" x 8'2" + recess (4.19 x 2.49 + recess)

Fitted carpet. Radiator. Timber double glazed window.

### BEDROOM TWO

10'9" x 9'4" (3.28 x 2.84)

Fitted carpet. Radiator. Timber double glazed window.

### BEDROOM THREE

10'5" x 8'6" (3.18 x 2.59)

Fitted carpet. Radiator. Timber double glazed window.

### BATHROOM

8'2" max x 5'4" (2.49 max x 1.63)

Grey laminate look vinyl flooring. White suite with panelled bath with shower and screen over, pedestal wash basin and low level wc. Part tiled walls. Radiator. Timber double glazed window. Spotlights.

### OUTSIDE

There is a small garden to the front of the property behind a privet hedge and parking on the driveway to the side.

To the rear there is a very pleasant family sized garden with outside tap.

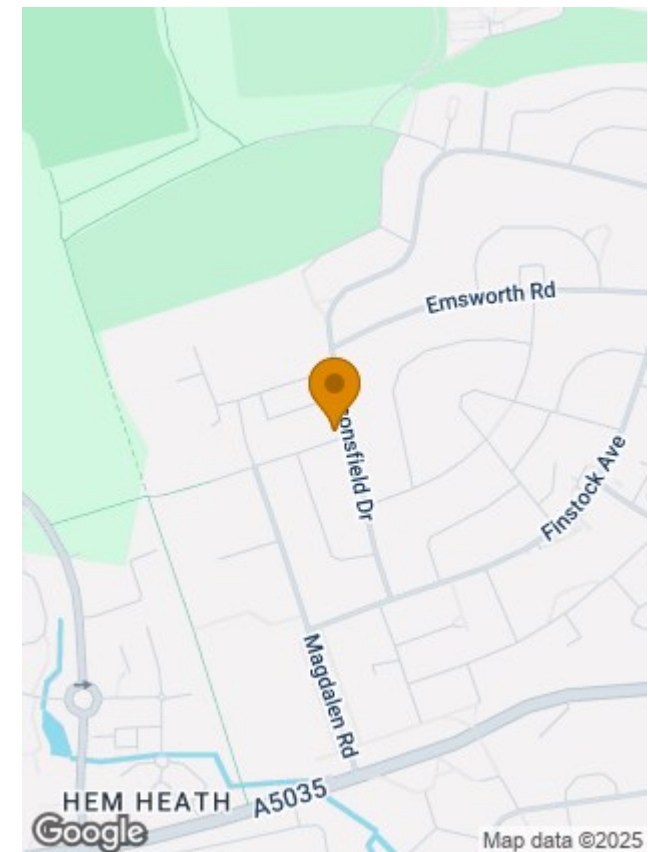
PLEASE NOTE; The garage has been boarded up and is not included as part of the let.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto: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](mailto:enquiries@austerberry.co.uk)

**Austerberry**<sup>™</sup>  
the best move you'll make