

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



76 Broadway, Meir, Stoke-On-Trent, ST3 5LG

£750 PCM

- Ready To let Now!
- Freshly Decorated
- New Carpets
- Great Value For Money
- Three Bedrooms
- GF Bathroom
- Rear Garden With Lawn
- Close To Local Amenities

A reasonably priced three bedroom property!

Freshly decorated with new fitted carpets, this property is ready for new occupiers. Offering three bedrooms and a generous garden, we think this house offers great value for money.

The accommodation comprises a comfortable lounge, kitchen with a part tiled floor and a bathroom on the ground floor. Three bedrooms with new carpets are located upstairs.

Broadway is a pleasant area with local amenities not far away and easy connection to the A50 & A500.

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

UPVC double glazed front door. Radiator. New grey fitted carpet. Stairs to the first floor.

### LOUNGE

14'10 x 9'10 (4.52m x 3.00m)

New fitted carpet. Radiator. UPVC double glazed window. Under stairs storage with shelves.

### KITCHEN

13'10 x 9'6 (4.22m x 2.90m)

Range of wall cupboards and base units. Tiled floor and splashback. Radiator. Plumbing for washing machine. Space for cooker. UPVC double glazed window and external door. Gas combi boiler.

### BATHROOM

7'9 x 4'7 (2.36m x 1.40m)

White suite with shower fitting to the bath taps, wc and wash basin. Radiator. New vinyl flooring. Part tiled walls. UPVC double glazed window.

## FIRST FLOOR

## BEDROOM ONE

11'5 x 10'10 (3.48m x 3.30m)

New grey fitted carpet. Radiator. Two UPVC double glazed windows.

## BEDROOM TWO

11'9 x 8'5 (3.58m x 2.57m)

New fitted grey carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

8'7 x 6'0 (2.62m x 1.83m)

New fitted grey carpet. Radiator. UPVC double glazed window.

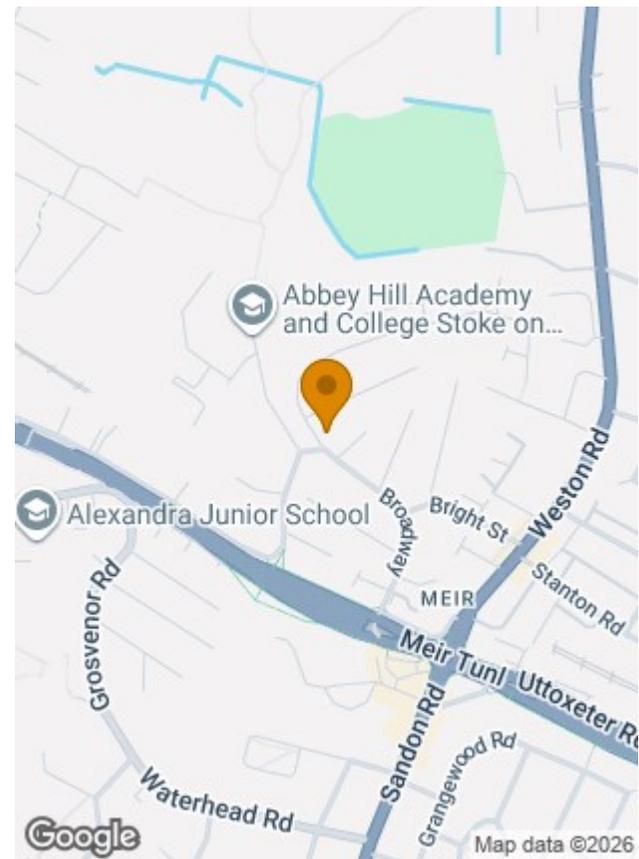
## OUTSIDE

The front garden is gravelled and has steps leading up to the front door. There is a lawned garden to the rear with a paved path.





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		
	72	81
<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 - £750pcm

Deposit - £865

Holding Deposit - £173

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>  
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