

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



43 Middlefield Road, Bentilee, Stoke-On-Trent, ST2 0BZ

£900 PCM

- Available To Let Now!
- GF Cloakrs/Wc
- Combi Boiler
- Close to Neighbourhood Schools
- Three Bedrooms
- FF Modern Bathroom
- Double Glazing
- Off Road Parking

THREE BEDROOMS, OFF ROAD PARKING AND AVAILABLE NOW!

A freshly decorated semi-detached house which is ready to move into and benefits from off-road parking, three bedrooms and a good modern bathroom on the first floor as well as a downstairs WC.

This house has decent fitted carpets and floor coverings, is in a popular location, and also has gas central heating from a combi boiler.

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. New grey laminate look flooring. Stairs to the first floor. Door into the...

LOUNGE

19'7 x 10'4 (5.97m x 3.15m)

New fitted carpet. Radiator. Two UPVC double glazed windows. Feature brick fireplace and a gas fired log burner style stove (disconnected, for decoration only).

KITCHEN WITH DINING AREA

11'6 x 11'4 (3.51m x 3.45m)

Grey laminate look flooring. Range of grey wall cupboards and base units together with electric hob, stainless steel cooker hood and under oven. Radiator. Two double glazed windows.

UTILITY AREA/HALL

8'3 x 7'10 max (2.51m x 2.39m max)

Grey laminate look flooring. Double glazed window. UPVC double glazed external side door. Radiator.

CLOAKS/WC

Grey laminate look flooring. White low level wc. Double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing. Airing cupboard with Logic gas combi boiler. Access to the loft.

BEDROOM ONE

10'10 x 10'4 (3.30m x 3.15m)

Fitted carpet. Radiator. Double glazed window.

BEDROOM TWO

13'10 x 8'4 + recess (4.22m x 2.54m + recess)

Fitted carpet. Radiator. Double glazed window.

BEDROOM THREE

10'5 x 8'7 max (3.18m x 2.62m max)

Fitted carpet. Electric radiator. Double glazed window.

BATHROOM/WC

7'8 x 5'4 (2.34m x 1.63m)

Vinyl flooring. Aqua panelled walls. White suite consisting of a low level wc, basin within a fitted unit and a panelled bath with rain head shower and curtain over. Double glazed window. Stainless steel towel rail radiator. Extractor.

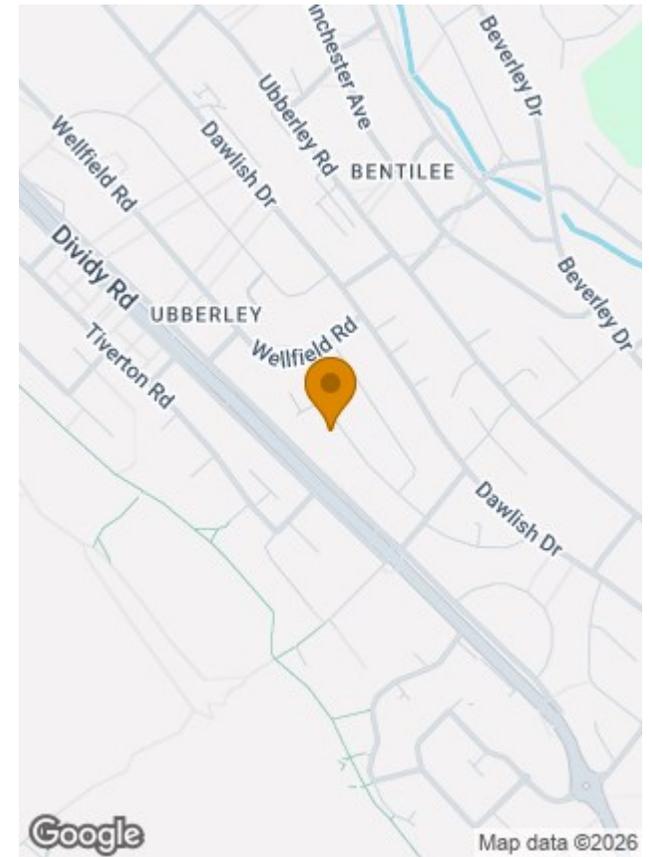
OUTSIDE

Double gates lead into the drive, there's an integral store to the side of the property and a garden area to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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

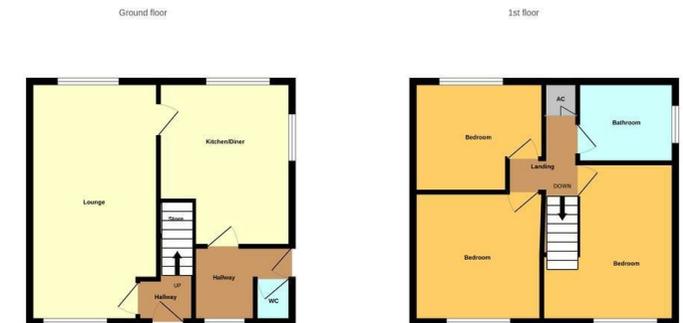
Rent - £900pcm

Deposit - £1038

Holding Deposit - £207

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

AusterberryTM
the best move you'll make