

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



42 Colville Street, Fenton, Stoke-On-Trent, ST4 3LB

£750 PCM

- Ready To Let Now!
- Two Reception Rooms
- New Fitted Kitchen With Integrated Appliances
- UPVC Double Glazing & Combi Boiler
- Two Bedrooms
- A High Quality Refurbished Property
- GF Cloaks/Wc
- White Bathroom Suite

A high quality refurbished property that must be viewed!

Welcome to this exceptional house on Colville Street which offers new accommodation throughout and even an upstairs bathroom.

Two reception rooms on the ground floor benefit from new laminate flooring and feature lighting and the kitchen is brand new with an integrated gas hob and electric oven along with a tiled floor and splash back.

Both the bedrooms are a generous size and freshly decorated and the upstairs bathroom is fully tiled and has underfloor heating!

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.



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GROUND FLOOR

SITTING ROOM

11'0 x 10'6 (3.35m x 3.20m)

Sage coloured composite front door. Radiator. UPVC double glazed window. New grey laminate flooring Fresh decoration. Spotlights and wall lights.

LIVING ROOM

11'9 x 10'0 (3.58m x 3.05m)

New grey laminate flooring. Radiator. UPVC double glazed window. Fresh decoration. Useful under stairs storage with shelves.

KITCHEN

11'11 x 6'8 (3.63m x 2.03m)

New range of gloss grey wall cupboards and base units with integrated gas hob and electric oven. Tiled flooring and tiled splashback. UPVC double glazed window. Gas combi boiler. Spotlights. Composite external door.

CLOAKS/WC

Tiled floor and part tiled walls. Wc. UPVC double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

11'0 x 10'6 (3.35m x 3.20m)

New laminate flooring. Radiator. UPVC double glazed window. Fresh decoration. Integral storage cupboard.

BEDROOM TWO

11'9 x 7'6 (3.58m x 2.29m)

New laminate flooring. Radiator. UPVC double glazed window. Fresh decoration. Integral storage cupboard.

BATHROOM/WC

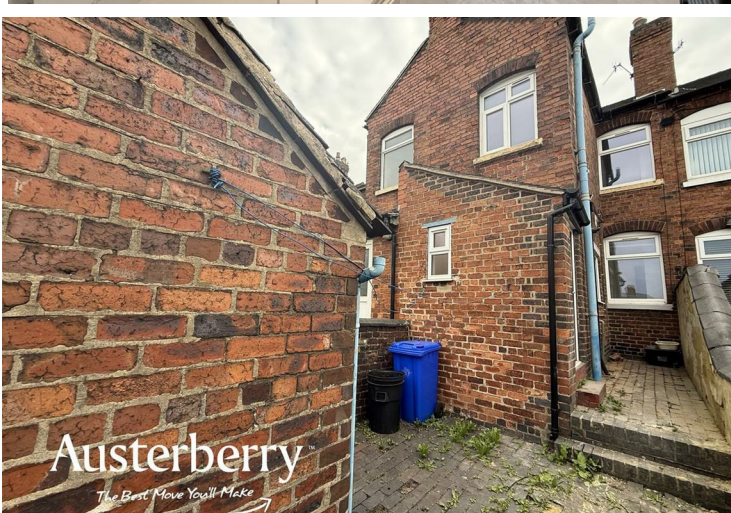
11'10 x 6'8 (3.61m x 2.03m)

New white suite consisting of a walk in shower, wash basin within a vanity unit and wc. Heated towel rail radiator. Tiled floor and walls with under floor heating. UPVC double glazed window. Spotlights.

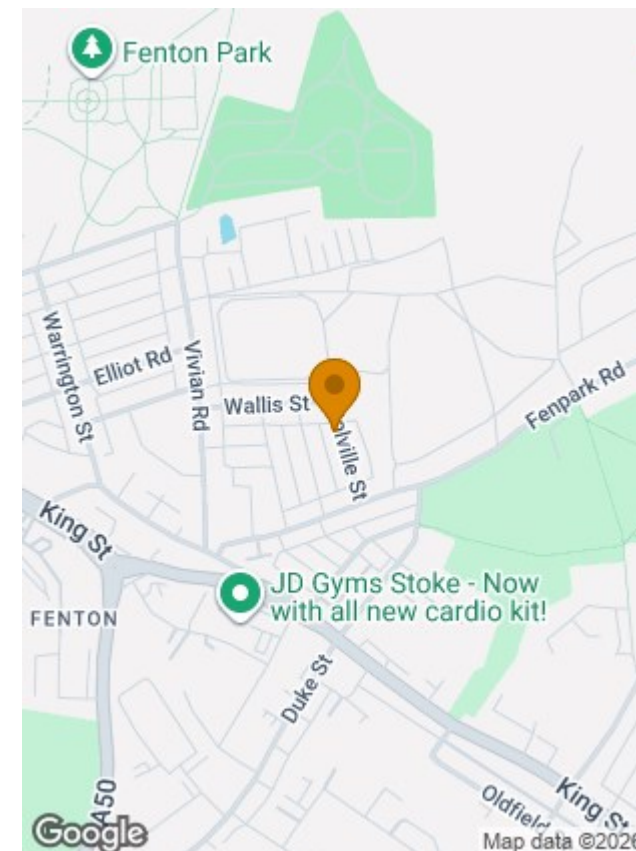
OUTSIDE

There is a low maintenance paved rear yard with a shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	31	
(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

Tenure - Freehold

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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