

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



9 Hazel Grove, Meir, Stoke-On-Trent, ST3 5PL

£750 PCM

- Ready To Rent Now!
- Tarmac Drive
- Upstairs Bathroom With White Suite And Shower
- UPVC Double Glazing
- Cul-de-Sac Location
- Two Double Bedrooms
- Combi Boiler For Central Heating

READY TO RENT NOW! A FULLY MODERNISED HOUSE WITH TWO DOUBLE BEDROOMS!

A really semi-detached house with plenty of off road parking space at the front, a garden at the rear and two double bedrooms!

The kitchen is fully fitted and complete with integrated appliances, the bathroom has a white suite with bath and shower, central heating is from a combi boiler and there's UPVC double glazing throughout the house!

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

Laminate-look vinyl flooring. UPVC double glazed front door. Stairs leading to the first floor.

LOUNGE

14'10" x 11'6" (4.52 x 3.51)

Fitted carpet. Radiator. UPVC double glazed window Fireplace with living flame effect electric fire. Walk in store room with UPVC double glazed window.

FITTED KITCHEN WITH BREAKFASTING SPACE

11'6" x 7'7" (3.51 x 2.31)

Excellent range of wall cupboards and base units with a paint effect finish and complete with integrated electric hob and under oven. Radiator. Two UPVC double glazed windows.

REAR HALL

Laminate-look flooring. Radiator. UPVC double glazed rear door.

CLOAKROOM/WC

Laminate look vinyl floor covering. White low level wc. UPVC double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window with fitted blind. Access to the loft.

BEDROOM ONE

11'6" x 10'9" (3.51 x 3.28 (3.50 x 3.27))

Fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM TWO

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

Fitted carpet. Radiator. UPVC double glazed window.

NICELY FITTED BATHROOM

8'9" x 6'1" (2.67 x 1.85)


Vinyl flooring. Radiator. UPVC double glazed window. White suite complete with shower mixer taps to the bath. Airing cupboard containing the Worcester gas fired combi boiler for central heating and hot water.

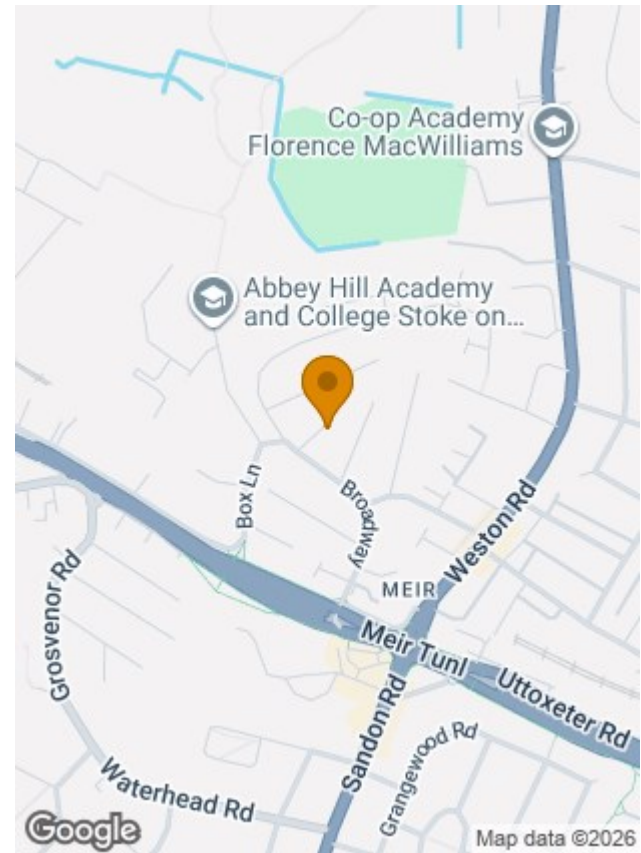
OUTSIDE

There is a tarmac driveway and an off road parking area to the front of the property and a low maintenance rear garden with block paved patio and a garden shed.





| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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 - £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

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