

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



115 Wood Street, Longton, Stoke-On-Trent, ST3 1DH

£800 PCM

- Available To Let Now!
- Fitted Kitchen
- Two Bedrooms
- Off Road Parking
- Excellent Property
- GF Cloaks/Wc
- White Bathroom Suite
- Enclosed Rear Garden

## Available Immediately!

This excellent property is ready to move into. The accommodation is practical including a fitted kitchen with integrated oven and hob, downstairs WC, comfortable lounge and a conservatory!

Upstairs you will find two double bedrooms with grey fitted carpets and a bathroom with a shower fitting over the bath. Off-street parking is available on the tarmac drive to the front and side of the house and the rear garden is enclosed with a small paved patio area, lawn and decking.

Just walking distance from Longton Town Centre and local amenities this property is very convenient.

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

Double glazed front door. Tiled flooring. Radiator. Stairs to the first floor. Small under stairs storage.

### KITCHEN

8'10 x 7'6 (2.69m x 2.29m)

Range of wall cupboards and base units with integrated gas hob and electric oven. Plumbing for washing machine. UPVC double glazed window. Tiled flooring. Space for tall fridge freezer.

### CLOAKS/WC

Tiled flooring. Radiator. Wash basin and wc.

### LIVING ROOM

11'7 x 10'10 (3.53m x 3.30m)

Laminate flooring. Radiator. UPVC double glazed sliding doors.

### CONSERVATORY

10'0 x 6'9 (3.05m x 2.06m)

Tiled flooring. UPVC double glazed windows and doors.

## FIRST FLOOR

## BEDROOM ONE

11'7 x 9'5 (3.53m x 2.87m)

Fitted carpet. Radiator. Two UPVC double glazed windows.

## BEDROOM TWO

11'9 x 7'5 (3.58m x 2.26m)

Fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM

6'6 x 5'6 (1.98m x 1.68m)

White suite consisting of panelled bath with shower over, pedestal wash basin and wc. Tiled walls. Radiator. Vinyl flooring.

## OUTSIDE

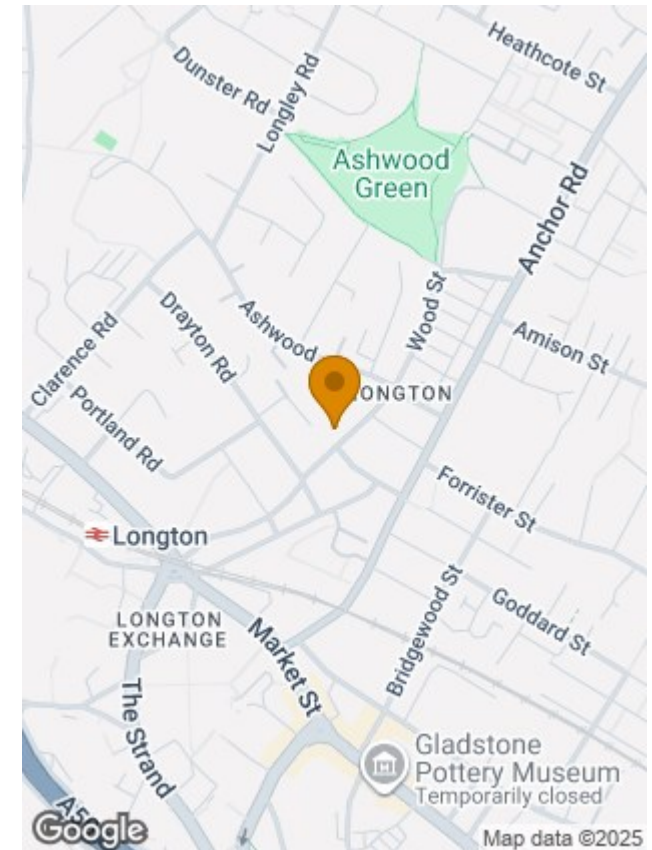
There is a tarmac driveway to the front of the property with an additional gravel parking area.

To the rear is a low maintenance garden with artificial grass and a slate border.





| 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<br>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 - £800 pcm

Deposit - £923

Holding Deposit - £184

Council Tax Band - B

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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