

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



65 Tolkien Way, Hartshill, Stoke-On-Trent, ST4 7SJ

£750 PCM

- Excellent Hartshill Location!
 - Combi Boiler
 - Lounge & Dining Area
 - Two Car Driveway
- Two Bedrooms
 - UPVC Double Glazing
 - Fully Fitted Kitchen
 - Low Maintenance Rear Garden

**READY TO LET AND AVAILABLE NOW!
GREAT HARTSHILL LOCATION + TWO BEDROOMS**

This semi-detached end Town House really is in an ideal location if you work at the Royal Stoke University Hospital or anywhere within Stoke on Trent or Newcastle Under Lyme!

The accommodation includes a fitted kitchen, two sensibly proportioned bedrooms, a spacious lounge with dining area and a bathroom complete with a bath and shower.

The central heating is from a combi boiler, there is UPVC double glazing throughout... the benefit of a two car width paved driveway at the front, a low maintenance garden at the rear and solar panels to help reduce your costs!

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.



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GROUND FLOOR

ENTRANCE HALL

UPVC double glazed window and front door. Laminate flooring. Radiator. Stairs leading to the first floor.

FITTED KITCHEN

9'10" x 5'6" (3.00 x 1.68)

Tiled floor and walls. Range of wall cupboards and base units with a pale timber effect finish. Stoves Newhome gas cooker. Cooker hood. Radiator. UPVC double glazed window with fitted vertical blinds. Extractor.

LOUNGE AND DINING ROOM

15'3" x 11'8" (4.65 x 3.56)

Fitted carpet. Radiator. Elegant fireplace with Living Flame effect electric fire. Under stairs storage cupboard. UPVC double glazed patio doors with fitted vertical blinds and curtains.

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM ONE

11'9" x 9'9" (3.58 x 2.97)

Fitted carpet. Radiator. UPVC double glazed window with secondary double glazing and fitted vertical blinds and curtains.

BATHROOM/WC

6'6" x 5'7" (1.98 x 1.70)

Tiled floor and part tiled walls. Pale coloured suite comprising panelled bath with shower and screen over together with shower mixer taps over the bath, pedestal wash basin and low level wc. UPVC double glazed window. Stainless steel centrally heated towel rail. Extractor. Electric shaver socket.

BEDROOM TWO

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


Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blind and curtains. Large storage/airing cupboard containing the Potterton gas fired combination boiler for central heating and hot water.

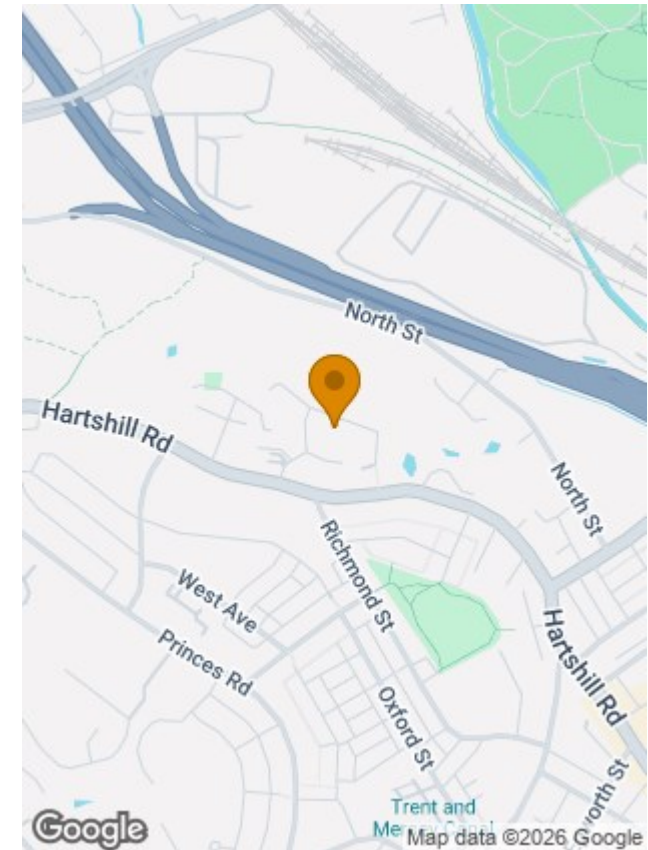
OUTSIDE

There is a block paved two car driveway at the front of the property and a low maintenance fenced garden to the rear with a large patio area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 - £750pcm

Deposit - £865

Holding Deposit - £173

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

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