

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



31 Harvey Road, Meir, Stoke-On-Trent, ST3 6BG

£850 PCM

- Available To Let Now!
- Off Road Parking
- Bath with Shower Over
- Convenient Location
- Three Bedrooms
- Fitted Kitchen
- Long Rear Garden
- Managed by Austerberry

READY TO LET AND AVAILABLE NOW!

Ready to move into and with three really good sized bedrooms! This semi-detached house is conveniently located for access to Meir and the A50. It is decorated white throughout, has plenty of car parking space in the driveway to the side, a long garden to the rear and Upvc double glazing and gas central heating from a combi boiler.

The property has a fitted kitchen with integrated appliances and a smart bathroom with a rain head shower over the bath.

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

Composite double glazed front door. Fitted carpet. Double radiator. Stairs leading to the first floor.

LOUNGE

17'1" into bay x 13'9" (5.21 into bay x 4.19)

Fitted carpet. Upvc double glazed bay window. Double radiator. Contemporary style fireplace with living flame effect electric fire.

KITCHEN AND DINING AREA

17'1" x 9'3" (5.21 x 2.82)

Grey laminate look vinyl flooring. Double radiator. Range of white wall cupboards and base units together with integrated electric hob, under oven and stainless steel cooker hood. Extractor. Gas central heating boiler for central heating and hot water. Walk in storeroom with Upvc double glazed window, grey laminate look vinyl flooring and shelf.

REAR HALL

Grey laminate look vinyl flooring. Upvc double glazed rear door.

WC

Flooring to match the rear hall. Upvc double glazed window. White low level wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft. Upvc double glazed window.

BEDROOM ONE

10'7" x 10'4" (3.23 x 3.15)

Fitted carpet. Radiator. Upvc double glazed window.

BEDROOM TWO

12'11" max x 9'6" (3.94 max x 2.90 (3.93 x 2.89))

Fitted carpet. Radiator. Upvc double glazed window. Storage cupboard with shelving.

BEDROOM THREE

9'4" x 7'5" (2.84 x 2.26)

Fitted carpet. Radiator. Upvc double glazed window.

BATHROOM/WC

7'1" x 6'6" (2.16 x 1.98)

Grey laminate look vinyl flooring. Part tiled walls. Upvc double glazed window. White panelled bath with rain head shower and curtain over. Pedestal wash basin. Low level wc. Centrally heated towel rail. Shelving. Extractor.

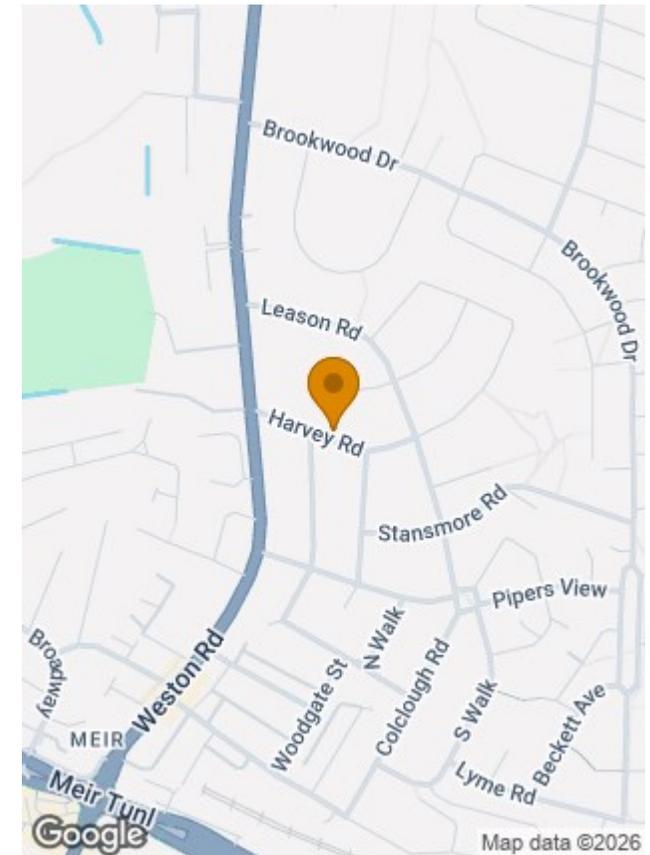
OUTSIDE

There is a driveway and off road parking to the side of the house, a walled front garden and a long lawned and fenced rear garden with cold water tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(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 - £850pcm

Deposit - £980

Holding Deposit - £196

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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