

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



5 Cemlyn Avenue, Blurton, Stoke-On-Trent, ST3 2AL

£900 PCM

- Available to Let Now!
- Ground Floor Extension
- UPVC Double Glazing
- Spacious Rear Garden
- Two Bedrooms
- Two Reception Rooms
- Block Paved Drive
- Convenient Location

Fully refurbished and available to let now!

Stop your search! This has to be the one! A modernised two bedroom semi detached house with some exceptional features including a brand new shaker style kitchen with integrated appliances. The bathroom is brand new, fully tiled with a white suite and shower over the bath. The house has been tastefully decorated throughout with feature walls and magnificent light fittings.

Outside, the property has been landscaped to offer a block paved driveway to the front and a generous rear garden with gravel seating area along with a lawn area.

For more information on the application process, please visit our website. You can request an application form by emailing us with the names of everyone over the age of 18 who will be applying and their email addresses.



## GROUND FLOOR

### ENTRANCE HALL

Timber front door. Grey laminate flooring. Radiator. Stairs to first floor.

### LIVING ROOM

13'8 max x 10'9" (4.17m max x 3.28m)

New grey laminate flooring. UPVC double glazed bay window. Radiator. Spotlights.

### DINING ROOM

11'10 max x 8'06" (3.61m max x 2.59m)

New grey laminate flooring. UPVC double glazed window. Radiator. Feature wall spotlights.

### KITCHEN

12'7 x 9'05" (3.84m x 2.87m)

New shaker style kitchen with integrated electric oven with hob and extractor. Space for tall fridge/freezer. New laminate flooring. Two UPVC double glazed windows. Radiator. Spotlights. Under stairs cupboard with shelving.

### REAR HALL WITH UTILITY SPACE

UPVC double glazed external door. Laminate flooring. Plumbing for washing machine with worktop space.

### GF WC

Tiled flooring. WC and wash basin.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. UPVC double glazed window. Access to the loft.

### BEDROOM ONE

12'03" x 10'10" (3.73m x 3.30m )

New laminate flooring. Radiator. Two UPVC double glazed windows. Feature wall. Spotlights.

### BEDROOM TWO

11'09" x 9'07" (3.58m x 2.92m )

New laminate flooring. Radiator. UPVC double glazed window. White decoration. Spotlights.

### BATHROOM

9'7" x 4'10" (2.92m x 1.47m )

New tiled bathroom. A white suite comprising of WC, wash basin and contrast black shower over bath. Black heated towel rail. Spotlighting. UPVC double glazed window. Cupboard containing the gas combi boiler.


### OUTSIDE

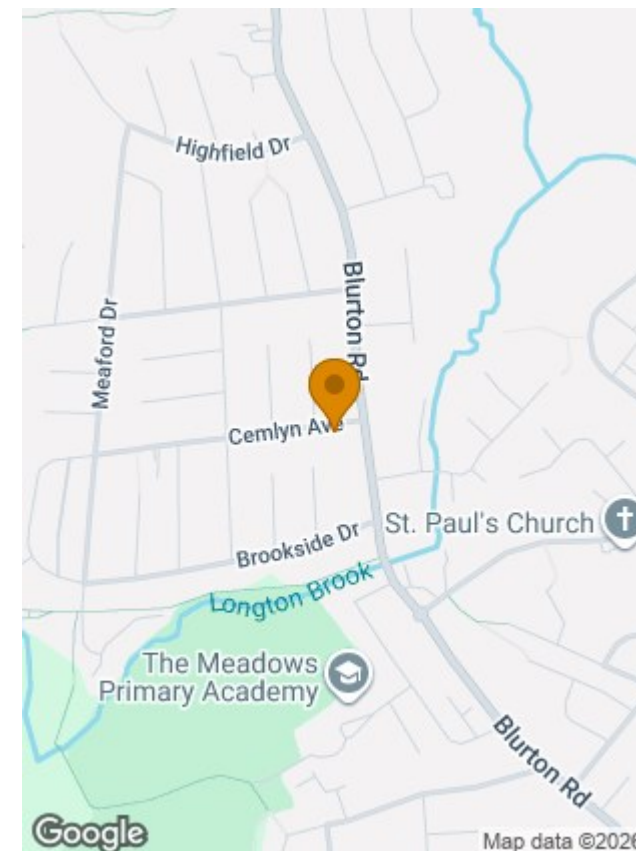
To the rear there is a large landscaped garden with paved, gravel and lawn areas.

To the front is a block paved drive with gates and a gravel area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>59</b>	<b>81</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		
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](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

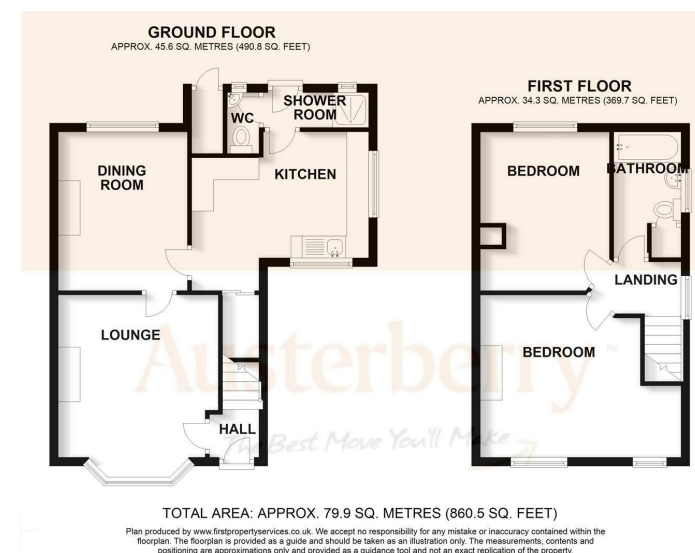
Rent - £900pcm

Deposit - £1038

Holding Deposit - £207

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)

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