

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



68 Boon Avenue, Penkhull, Stoke-On-Trent, ST4 7QP

£875 PCM



- Available To Let Now
- Fully Fitted Kitchen
- White Bathroom Suite
- Combi Boiler
- Three Bedroom
- GF Cloaks/Wc
- UPVC Double Glazing
- Excellent Location

## READY TO LET AND AVAILABLE NOW! A MODERNISED SEMI-DETACHED HOUSE WITH THREE BEDROOMS

The presentation is good, the location is excellent! This house has a fully fitted kitchen, three bedrooms and a white bathroom suite and as well as UPVC double glazing throughout there is also gas central heating from a combi boiler.

The gardens to both the front and rear of the property are laid out for easy maintenance and on street parking is available on Boon Avenue.

To find out more about the property or 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

### LOUNGE

19'5" x 10'3" (5.92 x 3.12)

UPVC double glazed front door and bow window with fitted vertical blinds. Fitted carpet. Radiator. Feature fireplace with living flame gas coal effect fire.

### HALLWAY

Stairs leading to the first floor. Fitted carpet. UPVC double glazed window with fitted vertical blinds.

### FITTED KITCHEN

11'9" x 11'5" (3.58 x 3.48)

Tiled floor and part tiled walls. Range of wall cupboards and base units with a white high gloss finish together with integrated gas hob, stainless steel cooker hood and eye level oven. Beco washing machine. UPVC double glazed window with fitted vertical blinds. Large walk in storage cupboard containing the Baxi gas fired combi boiler for central heating and hot water. Built in storage cupboard with shelving.

### REAR HALL

Grey laminate look vinyl flooring. Cupboard containing a fridge freezer. UPVC double glazed external door.

### WC

White low level wc. UPVC double glazed window.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpets.

### BEDROOM ONE

11'1" x 10'4" (3.38 x 3.15)

Fitted carpet. Radiator. Two UPVC double glazed windows with fitted vertical blinds.

### BEDROOM TWO

13'11" x 8'9" (4.24 x 2.67)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

### BEDROOM THREE

10'3" x 8'5" (3.12 x 2.57)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

### BATHROOM/WC

7'11" x 5'5" (2.41 x 1.65)

Grey laminate look vinyl flooring. Tiled walls. White suite consisting of a panelled bath with shower over, pedestal wash basin and low level wc. UPVC double glazed window with fitted vertical blinds. Radiator. Bathroom cabinet.

## OUTSIDE


There's a neat mainly lawned garden at the front of the property and on street parking is available.

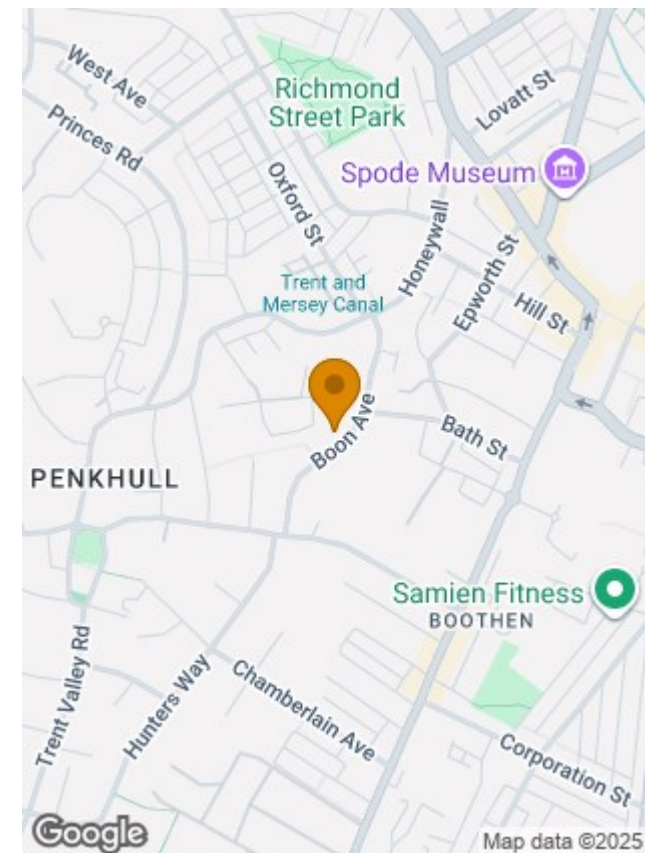
There's shared access to reach the raised mainly paved and gravelled rear garden.







| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) A                                 |   |           |
| (81-91) B                                   |   | 84        |
| (69-80) C                                   | 71  |           |
| (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](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 - £875pcm

Deposit - £1009

Holding Deposit - £201

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](mailto:enquiries@austerberry.co.uk)

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