

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



34 Robert Heath Street, Smallthorne, Stoke-On-Trent, ST6 1LH

£595 PCM

- Ready To Let Now!
- Lounge And Dining Room
- GF Cloakroom/Utility
- Paved Rear Patio
- Two Bedrooms
- Fitted Kitchen
- White Bathroom Suite
- Convenient Location

READY TO LET AND AVAILABLE NOW! TWO BEDROOMS AND A WHITE BATHROOM SUITE

You'll find Robert Heath Street just off Ford Green Road in Smallthorne so it's conveniently close to shops, schools and bus routes and it is ready for you to move into!

We think that you'll like the lounge and dining room but there's also a well fitted kitchen, a very useful ground floor cloakroom/utility room and the house has a proper landing, two double bedrooms and a bathroom with a white suite.

Finally to complete the picture you'll see that there is also UPVC double glazing throughout, a combi boiler for central heating, a paved patio at the rear and on street parking at the front.

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

OPEN PLAN LOUNGE AND DINING ROOM

24'11" x 11'8" (7.59 x 3.56)

UPVC front door. UPVC double glazed windows to the front and rear. Fitted carpet. Two radiators. Open plan stairs leading to the first floor. Door into the...

KITCHEN

11'6" x 6'9" (3.51 x 2.06)

White wall cupboards and base units together with integrated electric hob, cooker hood and under oven. Grey laminate-look vinyl flooring. UPVC rear external door. UPVC double glazed window. Part tiled walls.

CLOAKROOM/UTILITY ROOM

7'0" x 4'9" (2.13 x 1.45)

Grey laminate-look vinyl flooring. Two UPVC double glazed windows. Wall mounted Alpha gas combi boiler for central heating and hot water. Grey low level wc. Plenty of space for a tall fridge freezer.

FIRST FLOOR

LANDING

Fitted carpet. Radiator.

BEDROOM ONE

11'2" x 8'8" (3.40 x 2.64)

Fitted carpet. UPVC double glazed window. Radiator.

BEDROOM TWO

10'3" x 8'9" (3.12 x 2.67)

Fitted carpet. UPVC double glazed window. Radiator. Built in wardrobe/storage cupboard.

BATHROOM/WC

11'4" x 6'9" (3.45 x 2.06)

Vinyl flooring. White suite complete with shower fitting to the bath. Radiator. UPVC double glazed window. Storage cupboard. Part tiled walls.

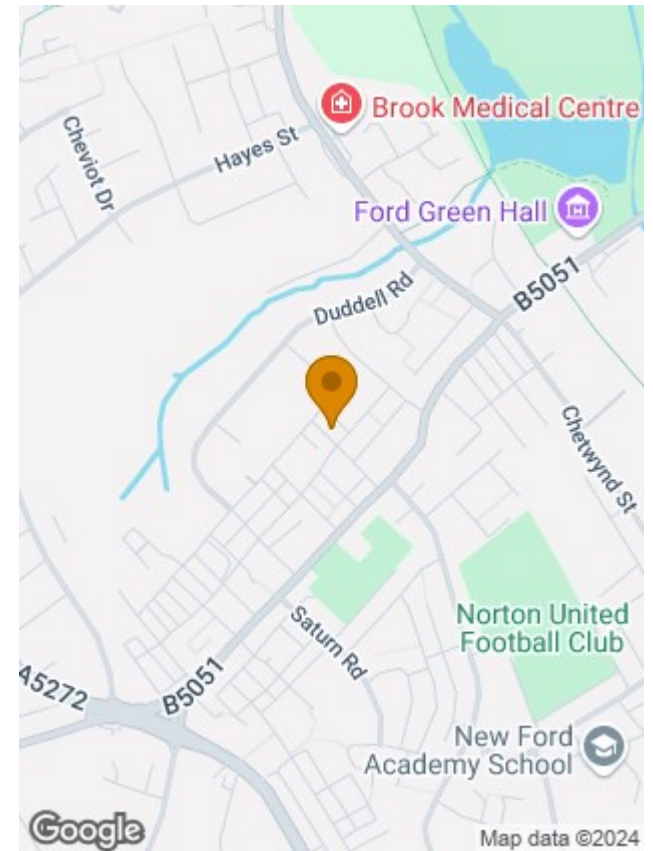
OUTSIDE

There is on street parking at the front of the property and a large paved patio area at the rear with a cold water tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(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 - £595pcm

Deposit - £686

Holding Deposit - £137

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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