

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



44 Ullswater Avenue, , Stoke-On-Trent, ST6 4JW

£1,050

- Three Bedrooms
- Beautifully Refurbished
- Integrated Appliances
- Integral Garage
- Quiet Cul-de-Sac Location
- New Fitted Kitchen
- Driveway For Additional Parking
- Landscaped Garden

## Beautifully Refurbished Three-Bedroom Home in a Quiet Cul-de-Sac

Welcome to Ullswater Avenue – a fully refurbished and modernised three-bedroom semi-detached home, tucked away in a peaceful cul-de-sac and available for immediate occupation.

Finished to an excellent standard throughout, the property features a brand-new fitted kitchen with integrated electric oven and gas hob, together with a stylish new bathroom with shower over the bath. Every room has been freshly decorated and benefits from new flooring, creating a bright, fresh and ready-to-move-into home.

Outside, there's plenty of practical space with a driveway, additional gravel parking and integral garage, while to the rear is a private landscaped garden – ideal for relaxing and enjoying the outdoors.

A superb rental property offering modern accommodation, generous parking and a great location. Contact Austerberry today to arrange your viewing and request an application form!



## ENTRANCE HALL

New dark blue composite front door. UPVC double glazed window new laminate flooring.

## COMBINED LOUNGE & DINER

23'08 x 9'07 (7.21m x 2.92m)

New laminate flooring. UPVC double glazed window. UPVC double glazed patio door to the rear. Two radiators. Fresh decoration. Stairs to the first floor.

## KITCHEN

10'07 x 7'06 (3.23m x 2.29m)

Brand new fitted kitchen with integrated electric oven and gas hob. Plumbing for washing machine. Space for fridge freezer. New laminate flooring. UPVC double glazed window. Tall radiator. Tiled splashback. Large pantry cupboard with shelving. Gas combi boiler.

## BEDROOM ONE

11'07 x 9'06 (3.53m x 2.90m)

New fitted carpet. UPVC double glazed window. Radiator. Fresh decoration.

## BEDROOM TWO

13'06 x 10'08 (4.11m x 3.25m)

New fitted carpet. UPVC double glazed window. Radiator. Fresh decoration.

## BEDROOM THREE

9'05 x 5'11 (2.87m x 1.80m)

New fitted carpet. UPVC double glazed window. Radiator. Fresh decoration.

## BATHROOM

7'08 x 6'08 (2.34m x 2.03m)

New white suite with shower over the bath. Toilet. Wash basin. Radiator. UPVC double glazed window. Part tiled walls. Storage

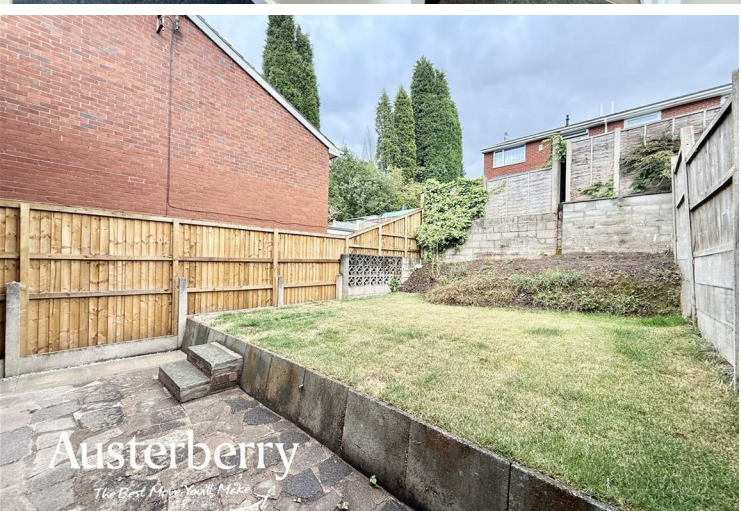
## OUTSIDE

Enclosed landscaped rear garden with paved patio. Grass lawn and raised area.

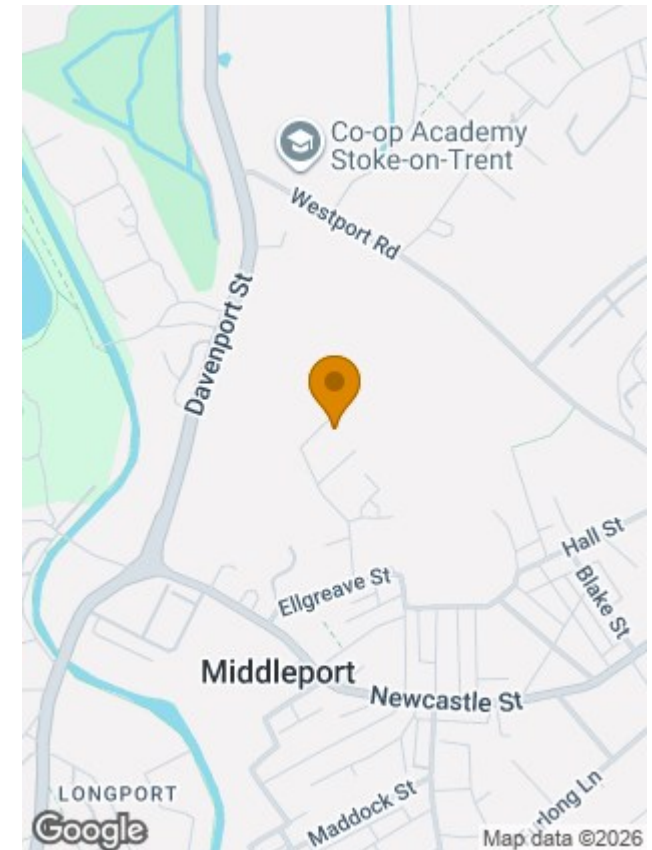
Paved driveway with additional gravel parking area

Integral garage with up and over door. Lighting & power





| 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                                   | 53                                                                                                          |           |
| (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 - £1050pcm  
Deposit - £1211  
Holding Deposit - £242  
Council Tax Band - B

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)

**Austerberry**<sup>™</sup>  
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