

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



62 Clayton Lane, Clayton, Newcastle under Lyme, ST5 3DR

£800 PCM

- Available now!
- Fully Fitted Kitchen
- Large Lounge
- Landscaped Rear Garden
- Two Bedrooms
- Modern Shower Room
- Wide Driveway For Off Road Parking
- Storage Shed With Power Supply

AVAILABLE TO LET NOW! AN ATTRACTIVE TOWN HOUSE WITH A DRIVEWAY AND LANDSCAPED GARDEN

Welcome to this excellent two bedroom house in Clayton. It's set behind a wide two-car tarmac driveway on Clayton Lane.

The ground floor accommodation comprises a full-length lounge with feature wall, a fully fitted kitchen with tiled floor and utility space and upstairs are two double bedrooms with fitted carpets and a modern shower room with a white suite.

The rear garden is landscaped to include a patio, decking and artificial grass areas and there is also a useful storage shed with a power supply.

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

Tiled floor. Radiator. UPVC double glazed front door and window. Stairs leading to the first floor.

KITCHEN WITH UTILITY SPACE

Tiled floor. Radiator. UPVC double glazed window. Range of wall cupboards and base units in white with integrated electric oven, hob and extractor. Plumbing for washing machine. UPVC external door. Storage cupboard with shelving.

LIVING ROOM

19'5" x 9'1" (5.92 x 2.77)

Wood effect laminate flooring. Radiator. Two UPVC double glazed windows. Electric log burner style fire. One feature wall with wood effect wallpaper.

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM ONE

15'2" x 9'6" (4.62 x 2.90)

Grey fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM TWO

11'6" x 9'7" (3.51 x 2.92)

Grey fitted carpet. Radiator. UPVC double glazed window. Floating shelf. Gas central heating boiler.

SHOWER ROOM

6'5" x 5'6" (1.96 x 1.68)

Grey tile effect vinyl flooring. Radiator. Part PVC panelled walls. UPVC double glazed window. White suite comprising pedestal wash basin in a vanity unit, wc and a walk in shower with an electric power shower.

OUTSIDE

There is a tarmac double driveway to the front of the property.

The rear garden has decking, patio and artificial grass with a garden shed and external power supply.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(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.

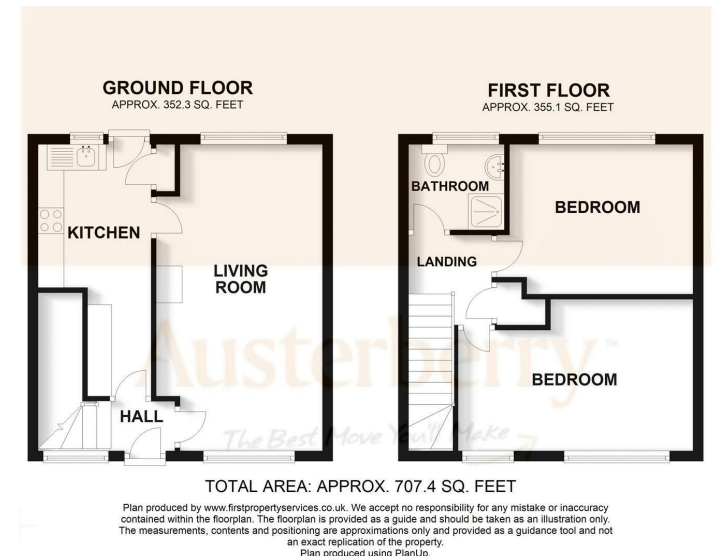
MATERIAL INFORMATION

Rent - £800pcm

Deposit - £923

Holding Deposit - £184

Council Tax Band - A



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

Austerberry[™]
the best move you'll make