

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



11 Colville Street, Fenton, Stoke-On-Trent, ST4 3LB

£625 PCM

- Watch Our Online Video Tour!
- A Refurbished Terraced House
  - Fitted Kitchen
- Fresh Decoration And New Carpets
- Available To Let Now!
- Open Plan Living And Dining Rooms
  - White Bathroom Suite
- So Much Bigger Than You Expect!

A refurbished house that is so much bigger than you expect!

Any prospective tenant will be delighted when you walk through the door of this house on Colville Street. There is a small entrance hall which opens into an enormous combined living area with high ceilings, fitted carpets and open staircase to the first floor. The kitchen is also big with an abundance of worktop space and units. The bathroom is stunning and modern with fully tiled walls along with separate shower and bath! Upstairs the bedrooms are both big double rooms with brand new carpets and fresh decoration.

We really think you will love this house! Please see our video tour 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.



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## GROUND FLOOR

### COMBINED LIVING ROOM AND DINING ROOM

27'7 x 11'0 (8.41m x 3.35m)

Fitted carpet. UPVC double glazed windows to the front and rear of the room. Two radiators. Neutral decoration with dado rail. Staircase to the first floor.

### KITCHEN

12'0 x 6'5 (3.66m x 1.96m)

A modern laminate kitchen with a range of wall cupboards and base units and integrated electric oven and hob. Space for fridge freezer. Plumbing for washing machine. Two UPVC double glazed windows. Gas combi boiler.

### BATHROOM

6'11 x 6'2 (2.11m x 1.88m)

Modern white suite consisting of a panelled bath, pedestal wash basin, wc and a walk in shower with a chrome power shower. Fully tiled walls. New vinyl flooring. Chrome heated towel rail radiator. UPVC double glazed window.

### BEDROOM ONE

11'10 x 11'6 (3.61m x 3.51m)

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

## BEDROOM TWO

15'5 x 8'4 (4.70m x 2.54m)

New grey fitted carpets. Fresh white decoration. Integral wardrobes. Radiator. UPVC double glazed window.

## OUTSIDE

There is an enclosed paved garden to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 - £625pcm  
Deposit - £720  
Holding Deposit - £144  
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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