

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



29 Hurricane Grove, Tunstall, Stoke-On-Trent, ST6 5XJ

£850 PCM

- Ready To Let!
- Kitchen And Dining Room
- Bathroom With White Suite
- Cul-De-Sac Location
- Three Bedrooms
- Ground Floor WC
- Off Road Parking On Driveway
- Large Rear Garden

This three bedroom house is located in the popular and desirable residential cul-de-sac of Hurricane Grove.

A modern appearance both inside and outside, we are confident that you will want to move straight in!

The ground floor accommodation comprises a useful porch, WC, living room and a combined kitchen and dining room to the rear. Upstairs are three good sized carpeted bedrooms and a family bathroom with a white suite. The patio doors lead out into a pleasant rear garden with a patio and lawn area.

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

FRONT PORCH

UPVC double glazed window and front door. Radiator. Fitted floor mat.

WC

White suite with a wc, wash basin in vanity unit. Radiator. UPVC double glazed window. Laminate flooring.

LIVING ROOM

14'05 x 13'04 (4.39m x 4.06m)

Fitted carpet. UPVC double glazed window. Two radiators. Neutral decoration. Electric fire. Stairs to the first floor.

KITCHEN / DINING ROOM

14'05 x 8'03 (4.39m x 2.51m)

Fitted kitchen with a range of wall cupboards and base units together with an integrated oven, gas hob and plumbing for washing machine. UPVC double glazed window and patio doors. Radiator. Vinyl flooring. Under stairs storage cupboard.

FIRST FLOOR

BEDROOM ONE

13'03 x 8'04 (4.04m x 2.54m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'09 x 8'04 (3.28m x 2.54m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

7'03 x 5'09 (2.21m x 1.75m)

Fitted carpet. Radiator. UPVC double glazed window. Cupboard with combi boiler.

BATHROOM

6'01 x 5'06 (1.85m x 1.68m)

Modern white suite consisting of a bath with shower over, wc, wash basin in vanity unit. Part tiled walls. Extractor.

OUTSIDE

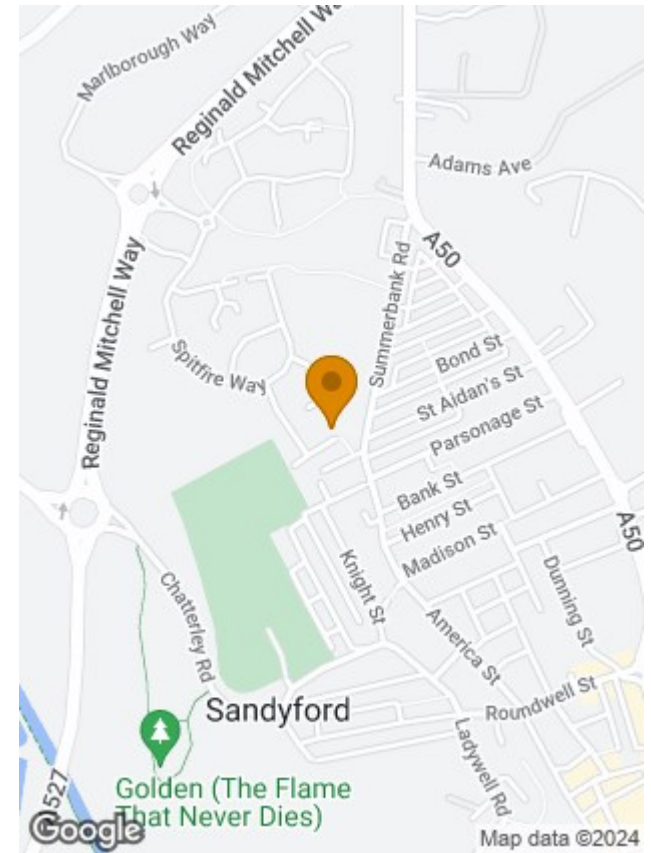
To the rear of the property is a paved patio area, a large lawn and mature shrub border.

To the front of the property is a tarmac driveway with a landscaped front garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	78	
(69-80) C		
(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 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 - £850pcm
Deposit - £980
Holding Deposit - £196
Council Tax Band - B
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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