

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



19 Derry Street, Heron Cross, Stoke-On-Trent, ST4 3BD

£600 PCM



- Open Plan Lounge And Dining Room
- White Kitchen Units
- Combi Boiler
- Fees Apply
- UPVC Double Glazing
- Gas Central Heating
- Handy For Buses And The A50

## A DELIGHTFUL PROPERTY WHICH IS AVAILABLE TO LET NOW!

Just that little bit different and more appealing than so many terraced type houses thanks to a most attractive open plan lounge and dining room with a central staircase leading to the first floor!

This is a smartly decorated house which is fully modernised and has UPVC double glazing including front and rear doors, a range of gleaming white kitchen units, a white bathroom suite and gas central heating from a combi boiler.

The property is conveniently located for services and amenities in Heron Cross, Fenton and Longton and transport links such as the A50/A500 are nearby, alongside numerous bus routes.

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

### OPEN PLAN LOUNGE AND DINING ROOM

24'4" long overall (7.42 long overall)

Consisting of...

### SITTING ROOM

10'10" x 10'9" (3.30 x 3.28)

UPVC double glazed front door and window. Double radiator. Wall mounted living flame effect electric fire. Fitted carpet. Central open plan staircase leading to the first floor.

### LIVING ROOM

11'1" x 10'11" (3.38 x 3.33)

Fitted carpet. Double radiator. UPVC double glazed window. Magnificent and impressive natural brick chimney breast with slate hearth. Under stairs storage cupboard.

### FITTED KITCHEN

13'7" x 6'0" (4.14 x 1.83)

Range of gleaming white wall cupboards and base units with washer/dryer, cooker and fridge freezer. Tile effect vinyl flooring. Part tiled walls. UPVC double glazed windows... one with fitted roller blind. Plumbing for washing machine. UPVC double glazed rear door. Glow Worm gas fired combi boiler.

## BATHROOM/WC

8'0" x 5'6" (2.44 x 1.68)

Tile effect vinyl flooring. Tiled walls. White suite with shower fitting to the bath. Radiator. UPVC double glazed window with fitted roller blind.

## FIRST FLOOR

### SMALL LANDING

Fitted stair and landing carpets.

### BEDROOM ONE

10'10" x 10'3" (3.30 x 3.12)

Fitted carpet. Double radiator. UPVC double glazed window.

### BEDROOM TWO

10'11" x 10'9" + recess (3.33 x 3.28 + recess (3.32 x 3.27))

Fitted carpet. Double radiator. UPVC double glazed window.

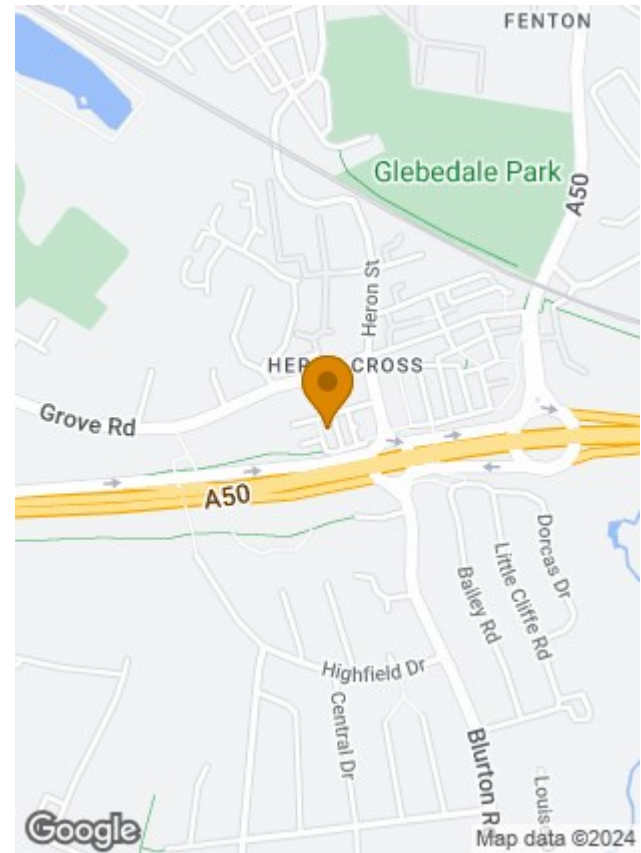
## OUTSIDE

On street parking to the front. Yard to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</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 - £600pcm  
Deposit - £692  
Holding Deposit - £138  
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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