

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Lyme Road, Meir, Stoke-On-Trent, ST3 6DY

£700 PCM

- Available To Let Now!
- White Bathroom Suite
- Fitted Kitchen With Appliances
- Pleasant Rear Garden
- Schools And Neighbourhood Shops Nearby
- Three Bedrooms
- UPVC Double Glazing
- Combi Boiler
- Off Road Parking

READY TO LET AND AVAILABLE NOW! A TOWN HOUSE WITH THREE BEDROOMS!

Step inside this house and you won't believe your eyes! You're sure to be impressed by the size of this property which features three bedrooms and there is also a beautifully fitted kitchen with integrated appliances and also a bathroom with a white suite!

There's off road parking to the front of the house, a pleasant established garden to the rear and local schools and neighbourhood shops are easily accessible!

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

UPVC double glazed front door. New fitted carpet. Radiator. Stairs leading to the first floor.

LOUNGE

12'11" x 12'5" (3.94 x 3.78)

New fitted carpet. Radiator. UPVC double glazed window.

NEWLY FITTED KITCHEN

9'7" x 7'11" (2.92 x 2.41)

Excellent range of brand new wall cupboards and base units with a high gloss grey finish together with brand new electric hob, stainless steel cooker hood and under oven. Plumbing for washing machine. Low voltage spotlights. Radiator. UPVC double glazed window and rear door. New gas combi boiler for central heating and hot water. Walk in store room with space for a fridge freezer. Walk in second store room with UPVC double glazed window.

BATHROOM/WC

7'3" x 6'3" + recess (2.21 x 1.91 + recess)

Totally refitted and all brand new! White suite complete with a shower fitting over the bath, pedestal wash basin and low level wc. Extractor. Stainless steel centrally heated towel rail. UPVC double glazed window. Low voltage spotlights.

FIRST FLOOR

LANDING

New fitted stair and landing carpets. Access to the loft.

BEDROOM ONE

12'5" + recess x 10'6" (3.78 + recess x 3.20)

New fitted carpet. Radiator. Two UPVC double glazed windows. Original feature fireplace.

BEDROOM TWO

12'3" x 9'1" (3.73 x 2.77)

New fitted carpet. Radiator. UPVC double glazed window. Original feature fireplace.

BEDROOM THREE

8'11" x 6'4" (2.72 x 1.93)


New fitted carpet. Radiator. UPVC double glazed window.

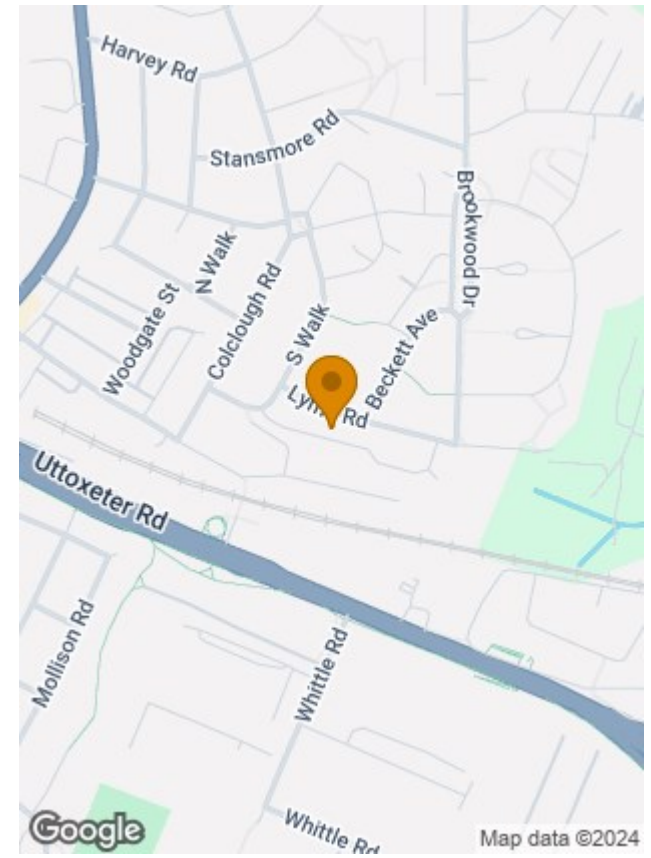
OUTSIDE

There is off road parking in the driveway at the front of the house and a pleasant and established garden to the rear.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 - £700pcm
Deposit - £807
Holding Deposit - £161
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

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