

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



2 Cherry Close, Fulford, Stoke-On-Trent, ST11 9RY

£1,250 PCM

- Ready To Let!
- Superb Bathroom With Bath and Shower
- UPVC Double Glazing
- Off Road Parking
- Fully Fitted Kitchen
- Combi Boiler
- Manageable Gardens
- Convenient Location

AVAILABLE TO LET FROM 21ST OCTOBER 2024!

A significant amount of money has been spent on the total refurbishment of this detached house and we are confident that you'll be delighted by the white decoration throughout, fitted carpets, Karndean flooring and open plan kitchen and dining area.

The kitchen is fully fitted and is complete with an integrated oven and hob and the superb first floor bathroom has a white suite and a rain head shower over the bath. The property has new UPVC double glazing, gas central heating from a recently installed combi boiler, manageable gardens to the front and rear and plenty of off road parking space in the driveway as well as the benefit of an attached single garage.

This delightful property combines the benefits of a rural village location with the convenience of easy access to the A50.

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

Composite double glazed front door. Karndeane grey laminate look flooring. Radiator. Under stairs storage cupboard.

### CLOAKROOM/WC

Flooring to match the entrance hall. UPVC double glazed window with fitted vertical blinds. Part tiled walls. Wash basin and wc.

### LOUNGE

15'5" x 11'4" (4.70 x 3.45)

Fitted carpet. Double radiator. UPVC double glazed window with fitted vertical blinds. Elegant white fireplace with living flame effect electric fire. Centre fitting and wall lights. Double doors opening into the...

### COMBINED KITCHEN AND DINING ROOM

26'2" x 8'8" (7.98 x 2.64)

Karndeane grey laminate look flooring. Range of wall cupboards and base units with a pale grey finish complete with electric cooker hob, stainless steel, cooker hood and under oven. Radiator. Two UPVC double glazed windows with fitted vertical blinds. UPVC double glazed double doors leading out into the garden. Low voltage spotlights.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. UPVC double glazed window with fitted vertical blinds. Access to the loft.

### BEDROOM ONE

13'0" x 9'9" (3.96 x 2.97)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

### BEDROOM TWO

11'2" x 7'8" (3.40 x 2.34)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Built in storage cupboard.

### BEDROOM THREE

7'9" x 7'5" (2.36 x 2.26)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

### SUPERB REFITTED BATHROOM

9'4" x 5'11" (2.84 x 1.80)

Beautiful floor and wall tiling. White suite consisting of a low level wc, wash basin within a high gloss cabinet and with an illuminated mirror behind and a shaped bath with a rain head shower and screen over. UPVC double glazed window. Stainless steel centrally heated towel rail radiator. Low voltage spotlights. Extractor.

### OUTSIDE

To the front of the house the lawned garden is screened by a mature conifer hedge whilst to the rear of the house there is a paved patio and a well screened lawned garden.

There's a tarmac driveway to the front of the house leading to the...

### ATTACHED SINGLE GARAGE


Grey electrically operated up and over door. Light and power. Contains the gas combi boiler for central heating and hot water.

The house has all new UPVC double glazing... grey on the outside and white on the inside together with new grey fascias and soffits.

There is external lighting and an alarm system is fitted.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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 - £1,250pcm

Deposit - £1,442

Holding Deposit - £288

Council Tax Band - D

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)

**Austerberry**<sup>™</sup>  
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