

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



33 Westland Street, Penkhull, Stoke-On-Trent, ST4 7HE

£695 PCM

- Available to Let!
- Combi Boiler
- Huge Lounge and Dining Room
- On Street Parking
- Three Bedrooms
- UPVC Double Glazing
- White Bathroom Suite + Shower Over The Bath
- Managed by Agent

READY TO LET NOW! THREE BEDROOMS... AND A GREAT LOCATION IN PENKHULL!

Conveniently close to The Royal Stoke University Hospital and to all the amenities in Penkhull village and a house that is much bigger than you might expect!

There's a proper entrance hall and landing and on the ground floor in addition to the open plan lounge and dining room there is also a kitchen and a bathroom with white suite and shower over the bath.

The first floor accommodation features three good sized bedrooms and in addition to on street parking at the front of the property there is also an enclosed paved patio area at the rear!

Please note the property also has the benefit of UPVC double glazing and gas central heating from a combi boiler.

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 PORCH

UPVC double glazed front door. Tiled floor.

ENTRANCE HALL

Fitted carpet. Radiator. Stairs leading to the first floor.

OPEN PLAN LOUNGE AND DINING ROOM

24'5" x 10'3" (7.44 x 3.12)

Fitted carpet. Double radiator. UPVC double glazed window with fitted venetian blind to the front of the room and a timber double glazed window to the rear. Modern fireplace with pale timber surround and living flame gas fire. Walk in storage cupboard with carpet and shelving.

KITCHEN

12'6" x 7'9" (3.81 x 2.36)

Range of modern wall cupboards and base units with a medium colour timber effect finish. Gas cooker. Double radiator. UPVC double glazed window. Extractor. Part tiled walls. Worcester gas combi boiler for central heating and hot water.

REAR PORCH

UPVC double glazed window and external door.

BATHROOM

6'9" x 5'9" (2.06 x 1.75)

Tiled floor and part tiled walls. White panelled bath with shower fitting over and pedestal wash basin. UPVC double glazed window with fitted venetian blind. Extractor. Radiator. Wall mounted electric heater. Shaver socket.

SEPARATE WC

Tiled floor. Radiator. White low level wc and timber double glazed window.

FIRST FLOOR

PROPER LANDING

Fitted stair and landing carpets. Walk in storage cupboard.

BEDROOM ONE

12'4" x 12'0" (3.76 x 3.66)

Fitted carpet. Radiator. UPVC double glazed window. Excellent range of fitted wardrobes, drawers and cupboards.

BEDROOM TWO

11'11" x 6'6" (3.63 x 1.98)

Fitted carpet. Radiator. UPVC double glazed window. Built in wardrobes and storage cupboards.

BEDROOM THREE

12'3" x 7'9" (3.73 x 2.36)

Fitted carpet. Double radiator. UPVC double glazed window.

OUTSIDE

Paved patio area at the rear.

PLEASE NOTE -The furniture in the property is to remain for use by the next tenant but please note that this will not be included as part of the let and the Landlord will not be responsible for ongoing maintenance.

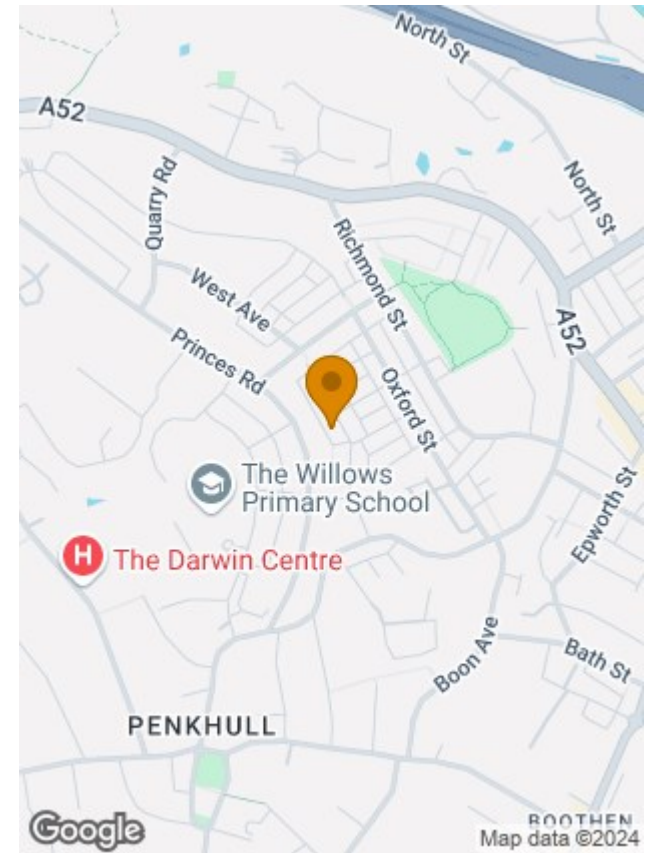
PLEASE NOTE

Please note that there are some items of furniture in the property which the Landlord is happy to leave in the property for use by the incoming tenants but the Landlord will not be responsible for the ongoing maintenance of these items during the tenancy.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 - £695pcm

Deposit - £801

Holding Deposit - £160

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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