

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



10 Coleridge Road, Blurton, Stoke-On-Trent, ST3 2ER

£895 PCM



- AVAILABLE
- Very Popular Location
- Conservatory
- Fitted Kitchen
- South Facing Garden
- Two Bedrooms
- Utility Room
- Lots of Parking Space

## A DETACHED BUNGALOW WITH A SOUTH FACING GARDEN

Located on the ever popular Seddons' estate in Blurton and a detached bungalow which has the advantage of a double glazed conservatory and a south facing garden at the back.

To the front and side of the property is an extensive parking area and inside the bungalow you will find a light and bright kitchen with white wall cupboards and base units with a high gloss finish, a bathroom with white suite and shower over the bath, two bedrooms, a combi boiler for central heating and Upvc double glazing throughout.

This is a truly delightful property and a rare opportunity!

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.





## ENTRANCE PORCH/HALL

Upvc double glazed front door and windows with fitted roller blinds. Radiator. Open archway leading into the...

## FITTED KITCHEN

12'2" x 8'6" (3.71 x 2.59)

Tiled floor. Part tiled walls. Radiator. Excellent range of wall cupboards and base units with a white high gloss finish together with integrated gas hob, cooker hood, double oven and dishwasher. Spotlights. Space for table and chairs.

## SIDE HALL/UTILITY ROOM

12'5" x 2'11" (3.78 x 0.89)

Part tiled walls. Plumbing for washing machine. Upvc double glazed windows and external door...all with fitted venetian blinds.

## LOUNGE

15'10" x 10'10" (4.83 x 3.30)

Fitted carpet. Radiator. Upvc double glazed window with fitted vertical blind. Feature fireplace with living flame effect electric fire.

## INNER HALL

Fitted carpet. Access to the loft. Walk in storage cupboard with gas combi boiler for central heating and hot water.

## BEDROOM TWO

12'11" x 9'8" (3.94 x 2.95 (3.93 x 2.94))

Fitted carpet. Double radiator. Upvc double glazed window with fitted roller blind. Fitted storage cupboards.

## BATHROOM/WC

6'3" x 5'5" (1.91 x 1.65)

Tiled floor and walls. White suite with shower over the bath. Centrally heated towel rail. Radiator. Upvc double glazed window.

## BEDROOM ONE

9'10" x 9'9" (3.00 x 2.97)

Fitted carpet. Double radiator. Upvc double glazed patio doors with fitted vertical blinds.

## CONSERVATORY

16'8" x 9'2" (5.08 x 2.79)

Laminate flooring. Radiator. Upvc double glazed windows and double doors leading into the garden, all with fitted vertical blinds.

## OUTSIDE

There is a paved and gravelled driveway with space to park perhaps three cars and a golden gravelled area which provides extra parking space when required.

The open plan front garden has a lawn together with shrubs and the driveway leads to a DETACHED SINGLE GARAGE which has a metal up and over door.

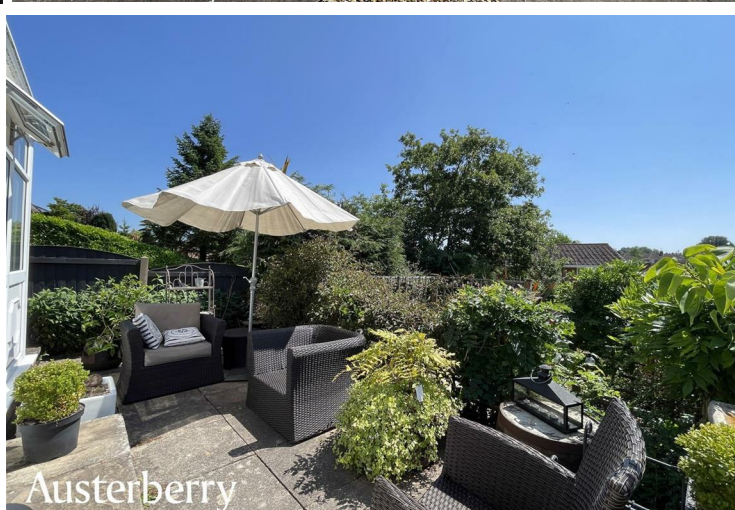
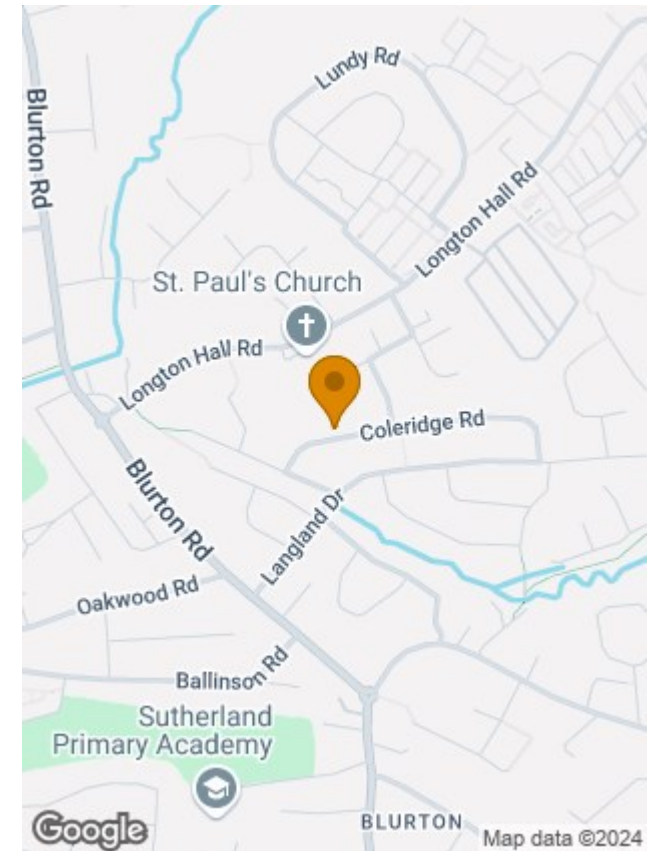
The south facing rear garden is a real sun trap! As well as terraced lawns and a patio area, there is a greenhouse and shed.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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 - £895pcm  
Deposit - £1032  
Holding Deposit - £206  
Council Tax Band - C  
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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