

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



12 Mayneford Place, Hanford, Stoke-On-Trent, ST4 4RD

£1,200 PCM

- Available To Let Now!
- New Fitted Kitchen With Integrated Appliances
- Two Shower Rooms
- Low Maintenance Gardens
- Fully Refurbished And Reconfigured
- Two Bedrooms
- Large Lounge
- Off Road Parking

A newly refurbished extended bungalow available to let immediately!

This property has been refurbished and reconfigured and is ready for the new tenants.

A high quality finish throughout includes a new kitchen with integrated appliances and quartz worktops, an en-suite shower room off the master bedroom and LVT flooring in the kitchen and hallways.

Outside there is a large tarmac driveway to the front and the rear garden is landscaped for low maintenance with Indian stone patio and artificial grass lawn.

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 HALL

Large composite front door. LVT grey flooring. Radiator. UPVC double glazed window. Access to the loft.

BEDROOM ONE

14'8 x 11'10 (4.47m x 3.61m)

Large double room! Grey fitted carpet. UPVC double glazed window. Radiator.

EN-SUITE SHOWER ROOM

7'10 x 3'11 (2.39m x 1.19m)

Brand new white suite consisting of a walk in shower with a sliding glass door, wash basin and wc. Chrome heated towel rail radiator. UPVC double glazed window. Extractor fan.

LOUNGE

20'8 x 9'10 (6.30m x 3.00m)

New fitted carpet. UPVC double glazed window and UPVC patio doors. Radiator. Freshly decorated.

SHOWER ROOM

6'2 x 5'7 (1.88m x 1.70m)

New white suite consisting of a walk in shower, wash basin and wc. Tiled floor. UPVC double glazed window. Extractor fan.

BEDROOM TWO

9'0 x 7'3 (2.74m x 2.21m)

New grey fitted carpet. Radiator. UPVC double glazed window. Freshly decorated.

COMBINED KITCHEN/DINER

20'7 x 10'9 (6.27m x 3.28m)

Range of new deep blue wall cupboards and base units with quartz worktops and integrated appliances of a double oven, induction hob, dishwasher and fridge freezer. LVT flooring. Breakfast bar. Two UPVC double glazed windows. Radiator. UPVC external door.

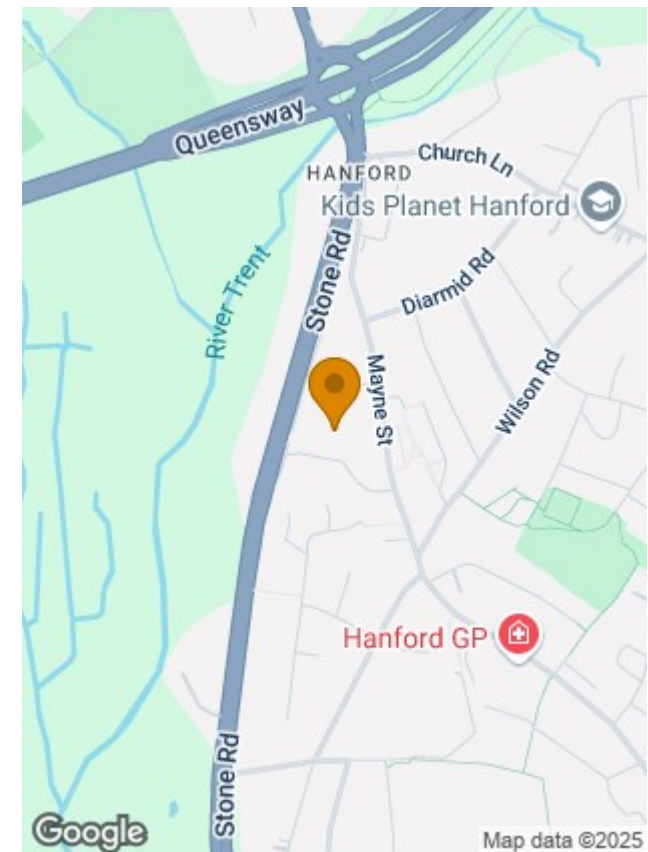
OUTSIDE

There is a large tarmac driveway to the front and a landscaped garden to the rear with artificial grass and an Indian Stone patio.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	63	
(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 - £1200pcm

Deposit - £1384

Holding Deposit - £276

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

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