

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



65 Gordon Street, Burslem, Stoke-On-Trent, ST6 1ES

£650 PCM

- A Fantastic House!
- Upstairs Bathroom With A White Suite
- Two Reception Rooms
- UPVC Double Glazing
- Fully Fitted Kitchen With Integrated Appliances
- Two Bedrooms
- Combi Boiler
- Excellent Location!

READY TO LET NOW! A FANTASTIC HOUSE WITH AN UPSTAIRS BATHROOM AND A GARDEN AT THE REAR!

This is the house that has everything you've been looking for! It's got a fully fitted kitchen with integrated appliances as well as the big advantage of an upstairs bathroom with a white suite and a shower over the bath!

The location is excellent just off Moorland Road and on the popular Park Estate... and there is even a really nice small garden complete with lawn and patio at the back!

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

SITTING ROOM

13'3" into bay x 11'6" (4.04 into bay x 3.51)

UPVC double glazed front door and bay window with fitted roller blinds. Laminate flooring. Radiator. Feature fireplace and hearth. Two wall lights and central light fitting.

LIVING ROOM

12'2" x 11'7" (3.71 x 3.53)

Laminate flooring. UPVC double glazed window with fitted roller blind. Radiator. Feature fireplace with living flame gas fire. Open archway leading into the...

FULLY FITTED KITCHEN

11'11" x 6'3" (3.63 x 1.91)

Range of wall cupboards and base units with an off white colour with paint effect finish and integrated gas hob, cooker hood and eye level oven. UPVC double glazed window with fitted roller blind. UPVC double glazed rear door. Tiled floor. Extractor. Concealed gas combi boiler for central heating and hot water. Radiator.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft.

BEDROOM ONE

11'7" x 11'0" (3.53 x 3.35)

Fitted carpet. Radiator. UPVC double glazed window with curtain pole and curtains.

BEDROOM TWO

12'3" x 6'3" (3.73 x 1.91)

Fitted carpet. Radiator. UPVC double glazed window. Built in wardrobe.

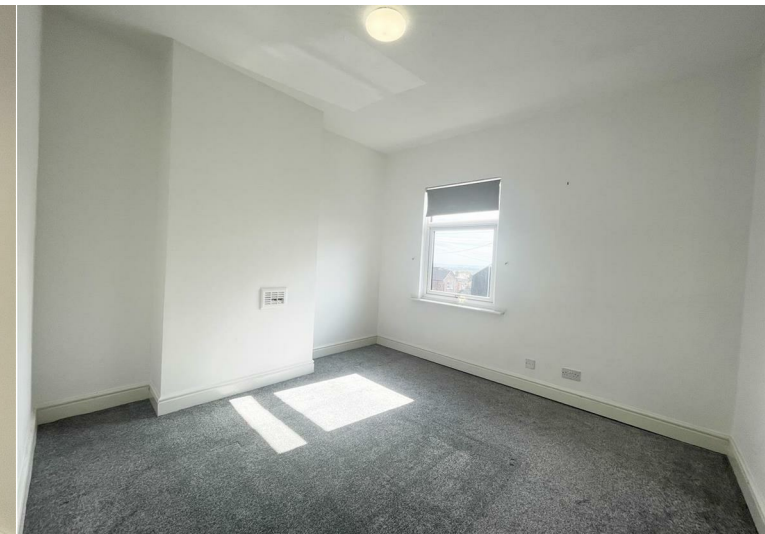
LOVELY BATHROOM!

8'9" x 4'10" (2.67 x 1.47)

White suite complete with shower (plus rail and curtain) over the bath. UPVC double glazed window. Radiator. Extractor. Laminate flooring. Fitted mirror and tiling.

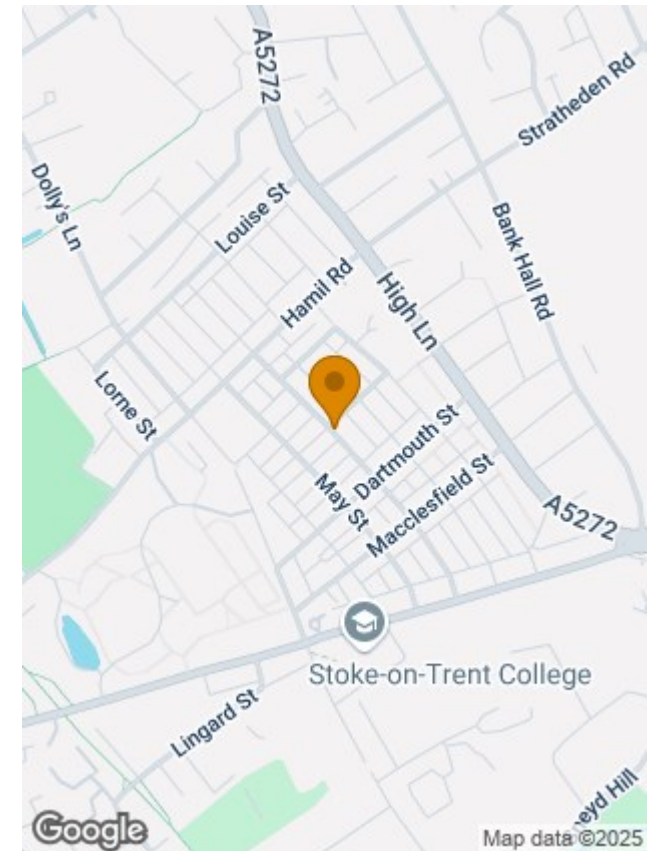
OUTSIDE

There is a small walled forecourt at the front of the property and a really lovely small lawned garden with paved patio at the rear.





Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D	65		
(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

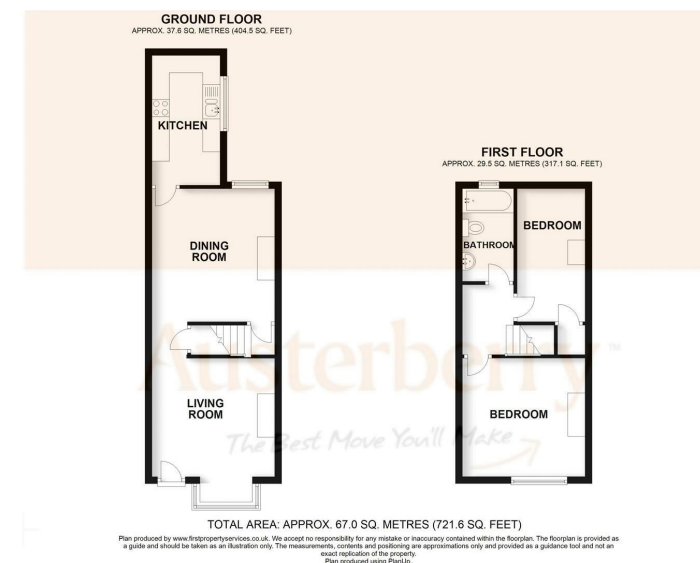
Rent - £650pcm

Deposit - £750

Holding Deposit - £150

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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