

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



27 Walcot Grove, Eaton Park, Stoke-On-Trent, ST2 9NB

£900 PCM



- Available To Let Now!
- Three Bedrooms
- Modern Fitted Kitchen
- Huge Living/Dining Rooms
- Extended And Spacious Property
- Freshly Decorated
- Large Shower Room
- New Carpets

An extended and spacious family home available to let now!

Welcome to Walcot Grove at Eaton Park. A freshly decorated three bedroom property which has been extended on the ground floor.

The property benefits from modern fitted kitchen with breakfast bar! Upstairs there is a large shower and three bedrooms. The property has been newly carpeted throughout and offers a huge living space and dining room.

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

UPVC front door. Grey fitted carpet. Radiator. UPVC double glazed window. Stairs to the first floor.

### LOUNGE

24'6 x 12'8 (7.47m x 3.66m/2.44m)

Grey fitted carpet. UPVC double glazed bay window. Feature fireplace with electric fire. Under stairs storage cupboard. Sliding double glazed door. Two radiators.

### DINING ROOM/SECOND LOUNGE

15'5 x 10'7 (4.70m x 3.23m)

New grey carpet. Large UPVC patio doors. Radiator. Feature fireplace.

### UTILITY/WC

Plumbing for washing machine. Wc and wash basin. Chrome heated towel rail. UPVC double glazed window. Electric shower. Tiled walls.

### KITCHEN

12'3 x 8'10 (3.73m x 2.69m)

Range of wall cupboards and base units in gloss white with integrated eye level oven and electric hob. Breakfast bar. UPVC double glazed window. Spotlights.

### BEDROOM ONE

12'10 x 9'4 (3.91m x 2.84m)

New fitted carpet. Radiator. UPVC double glazed window. White decor.

### BEDROOM TWO

11'5 x 7'3 (3.48m x 2.21m)

New fitted carpet. Radiator. UPVC double glazed window. White decor. Shelving.

### BEDROOM THREE

7'4 x 5'11 (2.24m x 1.80m)

New fitted carpet. Radiator. UPVC double glazed window.

## FIRST FLOOR

### LANDING

Grey fitted carpet. UPVC double glazed window. Cupboard containing the combi boiler.

### BATHROOM

8'0 x 5'8 (2.44m x 1.73m)

White suite consisting of a wash basin, wc and walk in shower with a glass screen and electric shower. Fully tiled walls. Heated towel rail radiator. Double glazed window.

### OUTSIDE

To the rear there is a two tier garden with a patio and gravelled areas.

There is a lawn with slate borders and mature shrubs to the front of the property and a concrete driveway which leads to a...

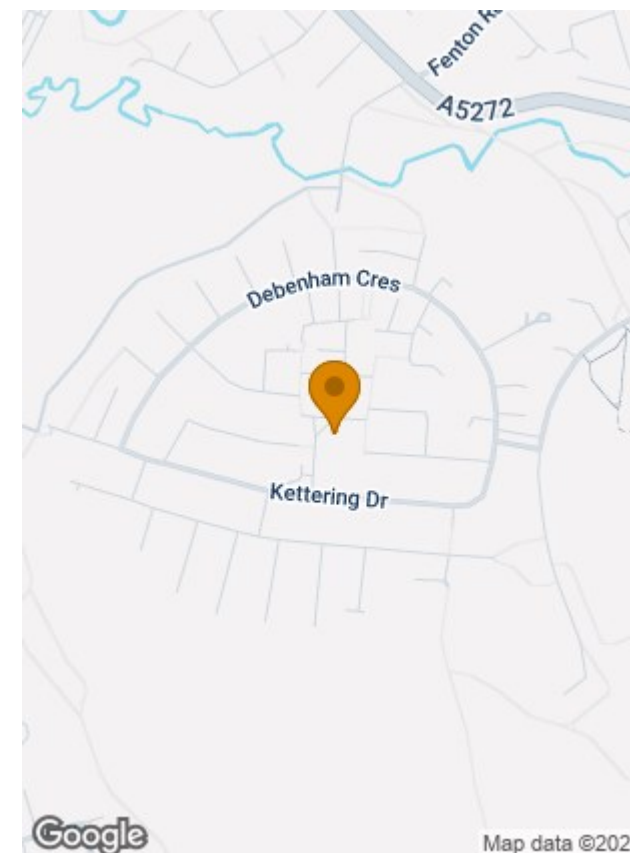
### DETACHED GARAGE







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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 - £950pcm

Deposit - £1095

Holding Deposit - £219

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](mailto:enquiries@austerberry.co.uk)

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