

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



10 Tregenna Close, Meir Park, Stoke-On-Trent, ST3 7UL

£1,150 PCM

- Available To Let Now!
- Three Bedrooms
- Fitted Kitchen
- Combi Boiler
- Detached House
- Meir Park Cul-De-Sac Location!
- UPVC Double Glazing
- Garage

READY TO LET NOW! THREE BEDROOMS AND A GREAT MEIR PARK LOCATION!

This exceptional detached house at Meir Park stands at the head of a cul-de-sac and is well presented!

There is a well fitted kitchen, three sensibly proportioned bedrooms and a most attractive first floor bathroom with a white suite and shower over the bath. The heating is from a combi boiler in the loft, the windows and external doors are UPVC double glazed units and the gardens are of manageable size. There is also the benefit of an attached brick built single garage.

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 double glazed front door and window with fitted roller blind. Radiator. Laminate flooring. Stairs leading to the first floor.

LOUNGE

13'6" x 11'10" (4.11 x 3.61)

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

KITCHEN WITH DINING AREA

14'10" x 9'4" (4.52 x 2.84)

Well fitted! Range of wall cupboards and base units together with integrated electric hob and cooker hood together with Bosch eye level oven and microwave. Housing unit for tall fridge freezer. Radiator. Two UPVC double glazed windows with fitted roller blinds. Tiled floor and part tiled walls. Walk in storage cupboard with shelving and tiled floor. UPVC double glazed door leading into the garage.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window with fitted blind. Access to the loft which contains the gas combi boiler for central heating and hot water. Low voltage spotlights.

BEDROOM ONE

12'8" x 8'8" (3.86 x 2.64)

Fitted carpet. Radiator. Vertical stainless steel radiator. Two UPVC double glazed windows and curtains. Really good range of fitted wardrobes to the whole of one wall.

BEDROOM TWO

9'1" x 8'4" (2.77 x 2.54)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind.

BEDROOM THREE

8'3" x 5'8" (2.51 x 1.73)

Fitted carpet. Radiator. UPVC double glazed window with curtains.

BATHROOM/WC

6'4" x 6'2" (1.93 x 1.88)

Black floor tiling and white wall tiling. White suite featuring a shaped bath with shower and screen over, pedestal wash basin and low level wc. Low voltage spotlights. Extractor. UPVC double glazed window with fitted roller blind. Stainless steel centrally heated towel rail radiator. Fitted mirror.

OUTSIDE

The fenced rear garden features a patio, lawn and Summer House and decking!

There's a lawned open plan front garden and a tarmac drive with space to park more than one vehicle. The driveway leads to the...

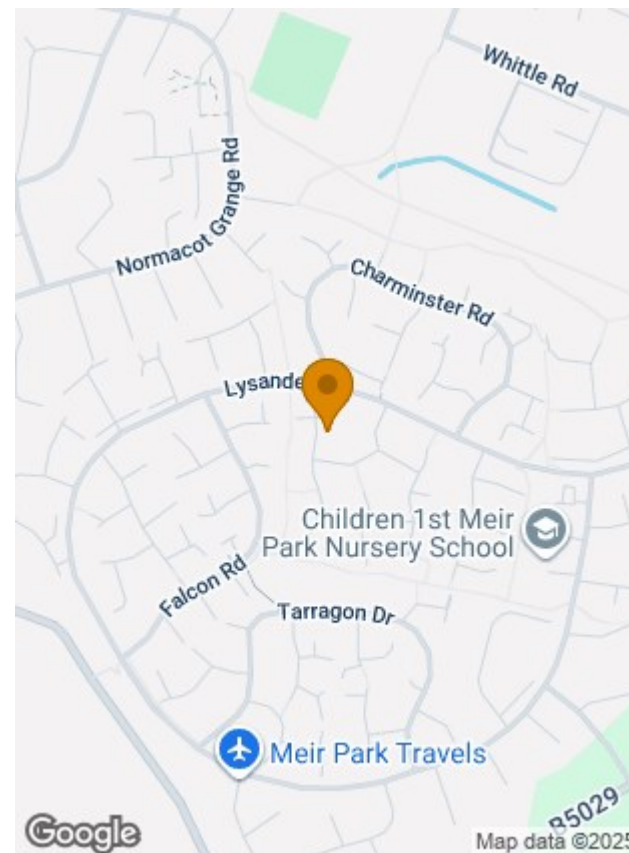
ATTACHED SINGLE GARAGE

Up and over door. Light and power. Shelving. UPVC double glazed rear door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 - £1150pcm

Deposit - £1326

Holding Deposit - £265

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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