

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



19 Hillside Avenue, Meir, Stoke-On-Trent, ST3 5NA

£850 PCM

- Ready To Let Now!
- Downstairs Cloak/Wc
- Spacious Lounge
- Combi Boiler & UPVC Double Glazing
- Three Bedrooms
- Modern Family Bathroom With Bath AND Shower
- Fully Fitted Kitchen With Dining Area
- Traditional Appearance!

READY TO LET NOW! A SEMI-DETACHED HOUSE WITH THREE BEDROOMS

Come with us to view this lovely family sized semi-detached house and we are sure that you'll want to take the tenancy!

Traditional looking from the outside but with a fully modernised interior with the benefit of UPVC double glazing throughout and gas central heating from a combi boiler.

The accommodation includes a very useful downstairs cloakroom with wc, a delightful lounge and a well fitted kitchen with dining area which comes complete with integrated oven, hob and hood... as well as patio doors which lead into the garden. The bathroom is attractive and well fitted and there is a separate shower as well as a bath whilst to the rear of the property there is a compact garden.

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. Fitted mat and carpet. Radiator. Coat cupboard. Stairs leading to the first floor.

CLOAKROOM/WC

5'10" x 2'8" (1.78 x 0.81)

Vinyl flooring. White low level wc and corner basin. UPVC double glazed window. Extractor.

LOUNGE

16'5" into bay x 10'6" (5.00 into bay x 3.20)

Fitted carpet. UPVC double glazed bay window with fitted vertical blinds and curtains. Radiator. Feature fireplace with living flame effect electric fire.

FITTED KITCHEN WITH DINING AREA

16'11" x 8'0" (5.16 x 2.44)

Vinyl flooring. Excellent range of wall cupboards and base units with an off white/pale cream paint effect finish together with integrated electric hob, cooker hood and under oven. UPVC double glazed window to the side of the room with fitted roller blind and UPVC double glazed sliding patio doors at the rear leading out into the garden. Radiator. Concealed Baxi gas fired combi boiler for central heating and hot water.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window.

BEDROOM ONE

13'0" into bay x 10'7" (3.96 into bay x 3.23)

Fitted carpet. UPVC double glazed bay window. Radiator.

BEDROOM TWO

11'10" x 10'8" (3.61 x 3.25)

Fitted carpet. UPVC double glazed window. Radiator.

BEDROOM THREE

6'5" x 5'11" (1.96 x 1.80)

Fitted carpet. UPVC double glazed window. Radiator.

MODERN BATHROOM

7'10" x 5'10" (2.39 x 1.78)

Vinyl flooring. UPVC double glazed window with fitted roller blind. White suite consisting of panelled bath, pedestal wash basin, low level wc and separate walk in shower. Stainless steel centrally heated towel rail radiator.

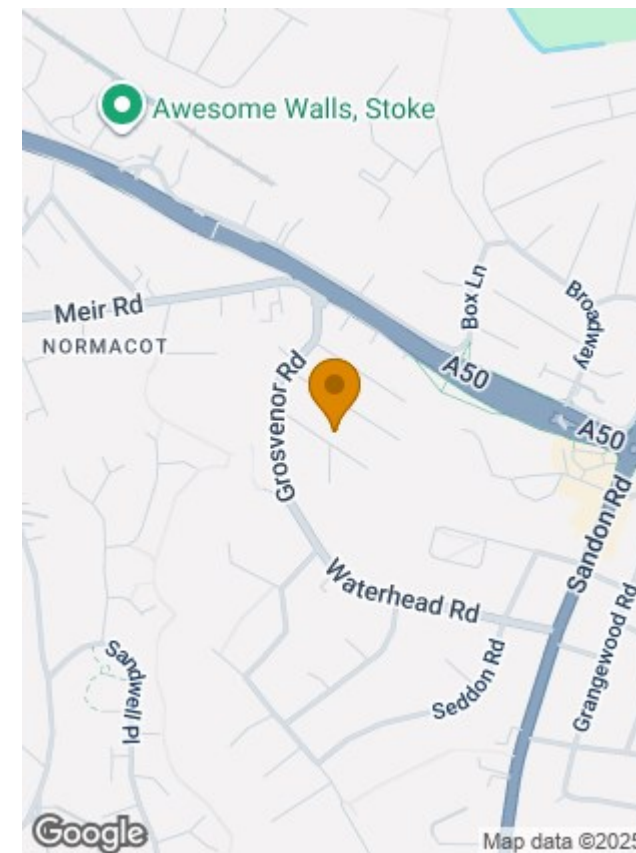
OUTSIDE

Potential off road parking space at the front of the property and an enclosed rear garden area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(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 - £825pcm

Deposit - £951

Holding Deposit - £190

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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