

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



160 Heathcote Street, Longton, Stoke-On-Trent, ST3 5SN

£925 PCM

- Available To Let Now!
- Popular Location
- Modern White Bathroom
- Low Maintenance Rear Garden
- Three Bedrooms
- Open Plan Kitchen/Diner
- Off Road Parking
- Close To Shops And Schools

A traditional three bedroom house close to schools and shops!

This property offers great accommodation for a couple or small family seeking a comfortable house in a popular location.

Briefly comprising a lounge with feature panelled wall and an open plan kitchen with dining area. Upstairs you will find three bedrooms and a bathroom with a white suite and shower over the bath and outside there is parking in the driveway for two cars and a low maintenance rear 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 PORCH

UPVC double glazed front door and windows. Laminate flooring.

### ENTRANCE HALL

Fitted carpet. Radiator. Stairs to first floor. Coat hooks.

### LOUNGE

14'03" x 11'05" (4.34m x 3.48m)

UPVC double glazed window. Radiator. Grey laminate flooring. Feature panelled wall. Feature fireplace. Hive heating thermostat.

### KITCHEN/DINER

15'00" x 10'01" (4.57m x 3.07m)

A range of white fitted base units with integrated gas hob and electric oven. Plumbing for washing machine. Space for tall fridge/freezer. Tiled splash back. UPVC double glazed window. UPVC double glazed patio doors. Laminate flooring. PVC external side door. Under stairs storage cupboard. Radiator.

### BEDROOM ONE

13'05" x 8'02" (4.09m x 2.49m)

Laminate flooring. UPVC double glazed window. Radiator. White decor with feature grey wall.

## BEDROOM TWO

10'11" x 7'10" (3.33m x 2.39m)

Laminate flooring. UPVC double glazed window. Radiator. White decor. Gifted furniture does not form part of the tenancy.

## BEDROOM THREE

8'06" x 6'06" (2.59m x 1.98m )

Laminate flooring. UPVC double glazed window. Radiator. Storage cupboard with hanging rail.

## BATHROOM

6'10" x 6'08" (2.08m x 2.03m)

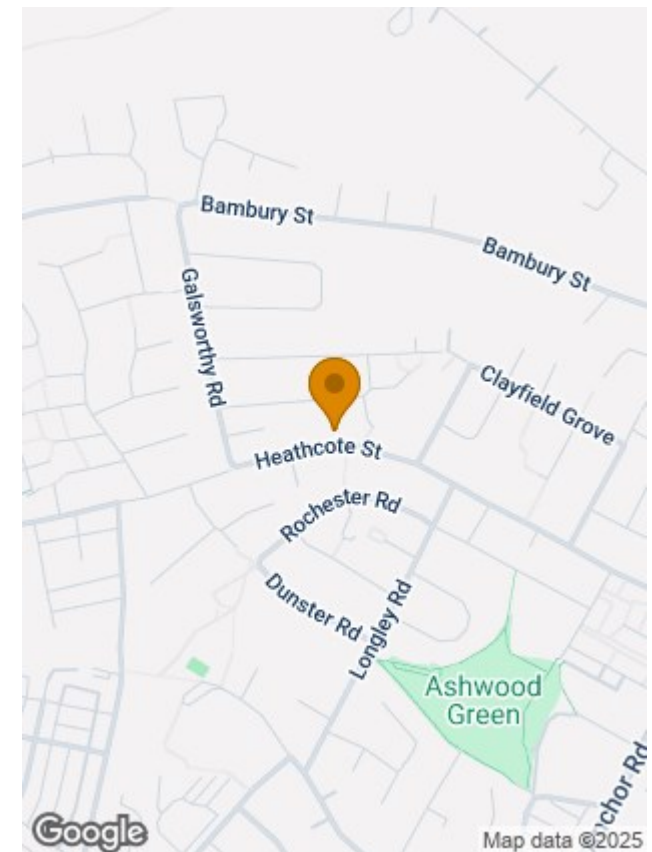
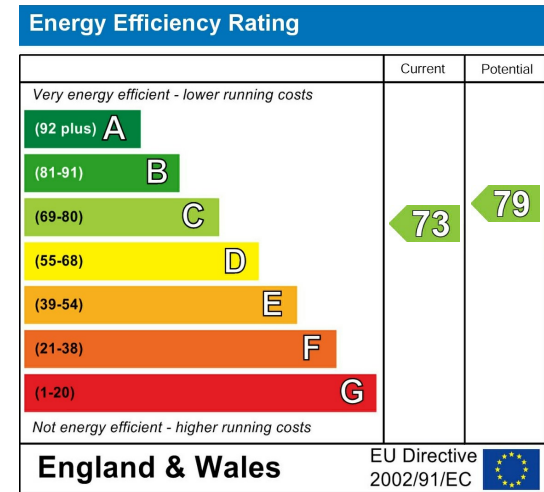
A white suite consisting of shower over the bath, WC and wash basin. Chrome heated towel rail. UPVC double glazed window. Vinyl flooring. Cupboard containing a gas combi boiler.

## OUTSIDE

To the rear is a low maintenance paved garden, gravel area, sleeper and border.

To the front is a large paved and gravel driveway.





## 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 - £925 PCM

Deposit - £1067

Holding Deposit - £213.00

Council Tax Band - B

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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