

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



253 Beaconsfield Drive, Blurton, Stoke-On-Trent, ST3 3JD

£775 PCM

- Competitively Priced
- Fully Fitted Kitchen
 - Sun Room
- Block Paved Driveway
- Three Double Bedrooms
- Modern Shower Room
 - GF Cloaks/Wc
- Low Maintenance Rear Garden

Three double bedrooms and competitively priced!

You'll be hard-pushed to find a three bedroom property in this area at this price point. Offering tidy accommodation including a comfortable lounge, fully fitted kitchen and three double bedrooms with new fitted carpets upstairs along with a modern shower room. Added bonuses include a front porch, rear sun room and a downstairs wc.

Outside the property benefits from a wide block paved driveway to the front and a delightful low maintenance garden to the rear.

Available now! 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

PORCH

UPVC double glazed front door and windows. Tiled flooring. Radiator.

ENTRANCE HALL

New fitted carpet. Radiator. Timber glazed door. Stairs leading to the first floor.

LOUNGE

16'1 x 10'5 (4.90m x 3.18m)

New fitted carpet. Radiator. UPVC double glazed window. Stairs to the first floor.

KITCHEN

11'6 x 11'4 (3.51m x 3.45m)

Shake style kitchen with a range of wall cupboards and base units and a free standing cooker. Plumbing for washing machine. Radiator. UPVC double glazed window. Tiled splashback. Gas combi boiler. New vinyl flooring.

REAR HALL

New vinyl flooring. Radiator. Timber glazed door. Space for tall fridge freezer.

CLOAKS/WC

Vinyl flooring. Wc. Part tiled walls.

SUN ROOM

9'11 x 5'8 (3.02m x 1.73m)

Tiled flooring. Radiator. UPVC double glazed windows and glass door.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Cupboard with shelving.

BEDROOM ONE

13'11 x 10'6 (4.24m x 3.20m)

New fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM TWO

13'10 x 8'4 (4.22m x 2.54m)

New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

13'5 x 9'10 (4.09m x 3.00m)

New fitted carpet. Radiator. Two UPVC double glazed windows. Integral wardrobe with shelves.

SHOWER ROOM

9'9 x 5'7 (2.97m x 1.70m)

Modern white suite consisting of a glass shower cubicle and electric shower, wc and wash basin. Part tiled walls. Radiator. UPVC double glazed window. New vinyl flooring.

OUTSIDE

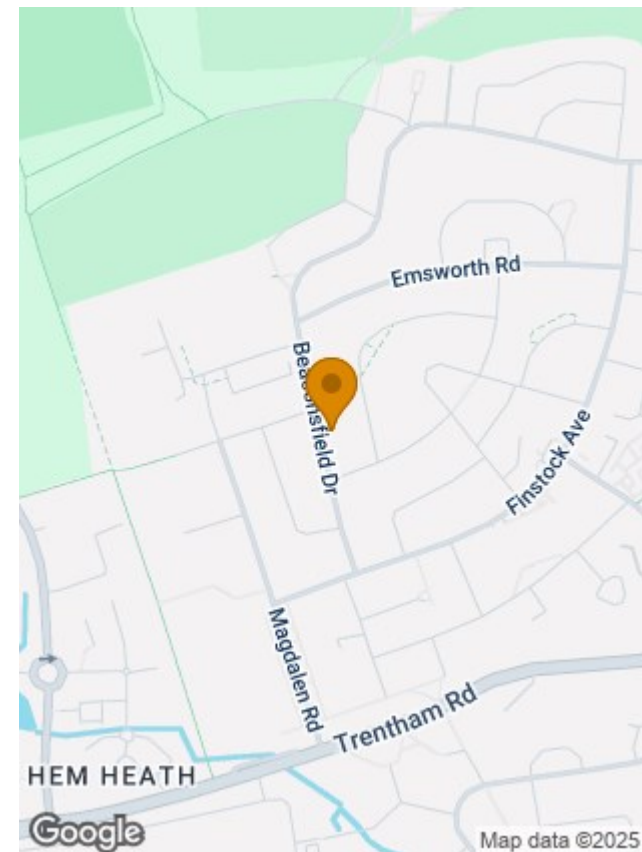
To the front of the property is a double block paved driveway.

There is a low maintenance rear garden with paved, gravelled and decked areas. Two timber garden sheds.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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 - £775pcm

Deposit - £894

Holding Deposit - £178

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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