

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



111 Pacific Road, Trentham, Stoke-On-Trent, ST4 8RS

£995 PCM

- Available To Let Now!
- Fitted Kitchen With Dining Space
- White Bathroom Suite
- Enclosed Lawned Rear Garden
- Two Bedrooms
- Comfortable Lounge
- Off Road Parking
- Shed With Light And Power

Properties to rent like this are rare to find in Trentham!

Thankfully, you've found this brilliant two bedroom semi-detached house on Pacific Road! Set back from the road, a long driveway leads you to the front door.

The accommodation comprises a very comfortable lounge with laminate flooring and feature wallpaper decoration, the kitchen has a range of units, space for dining table and sliding patio doors!

Upstairs are two double bedrooms, the master bedroom benefits from plenty of storage space and the bathroom has a white suite with shower over the bath too. Outside the garden is generous and you'll find a shed with lighting and a power supply!

We think this property speaks for itself.

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

LOUNGE

13'10 x 13'4 (4.22m x 4.06m)

UPVC double glazed front door and window. Radiator. Grey laminate flooring. Feature fireplace with gas fire. Useful under stairs storage cupboard.

KITCHEN WITH DINING AREA

13'10 x 8'1 (4.22m x 2.46m)

Range of fitted wall cupboards and base units. Freestanding electric cooker. White tiled splashback. Plumbing for washing machine. Grey laminate flooring. Radiator. UPVC double glazed window. UPVC sliding patio doors.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

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

Grey fitted carpet. Fitted wardrobes and dressing table. Radiator. UPVC double glazed window. Integral cupboard with shelves and hanging rail. Cupboard containing the gas combi boiler.

BEDROOM TWO

9'8 x 8'1 (2.95m x 2.46m)

Grey fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

6'7 x 5'5 (2.01m x 1.65m)

White suite consisting of a bath with shower over, wc and wash basin. Fully tiled walls. Radiator. Grey laminate flooring. UPVC double glazed window.

OUTSIDE

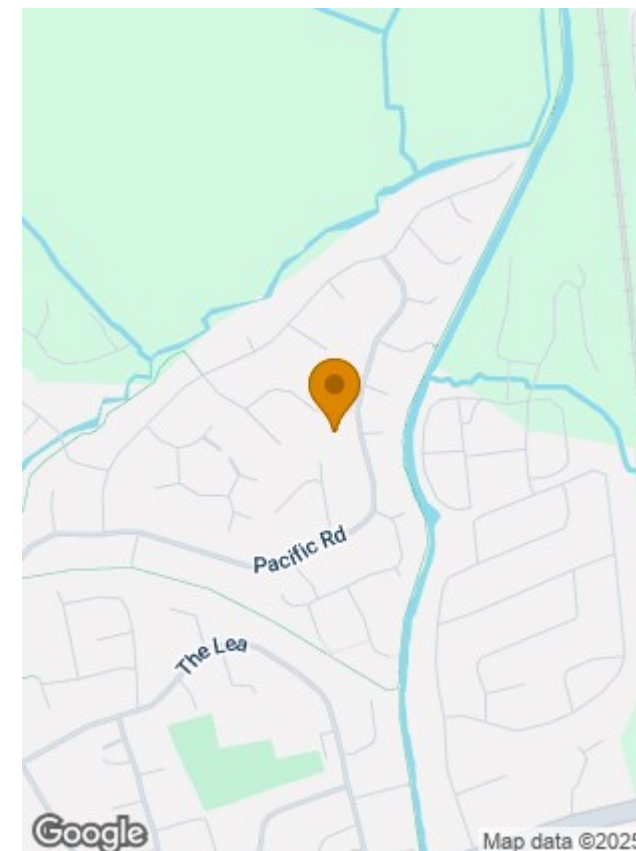
There is a lawn and driveway to the front of the house.

To the rear there is a paved patio, lawn and timber garden shed with a light and power supply.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 - £995pcm

Deposit - £1148

Holding Deposit - £229

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

Austerberry[™]
the best move you'll make