

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



36 Consett Road, Blurton, Stoke-On-Trent, ST3 3EA

£775 PCM

- Ready To Let And Available Now!
- Fitted Kitchen
- Combi Boiler
- Close To Good Popular Schools
- Two Double Bedrooms
- Bathroom With Bath And Shower
- UPVC Double Glazing
- White Decoration Throughout!

READY TO LET AND AVAILABLE NOW! AN IMPRESSIVE HOUSE WITH TWO DOUBLE BEDROOMS

A really excellent semi-detached house which offers two double bedrooms and white decoration throughout!

There's a fully fitted modern kitchen with an oven, hob and hood, a first floor bathroom with a white suite complete with a shower and screen over the bath and the house has a central heating system from a combi boiler. There's also UPVC double glazing throughout, on street parking at the front, gardens to the front and rear and good, popular schools within walking distance!

Please apply by emailing lettings@austerberry.co.uk



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator. Useful under stairs storage area. UPVC double glazed rear/side door. Stairs leading to the first floor.

LOUNGE

12'8" x 11'7" (3.86 x 3.53)

Fitted carpet. Radiator. UPVC double glazed window.

DINING ROOM

8'9" x 8'8" (2.67 x 2.64)

Fitted carpet. Radiator. UPVC double glazed window.

SUPERB FITTED KITCHEN

8'9" x 8'8" (2.67 x 2.64)

Grey laminate look vinyl flooring. Complete range of wall cupboards and base units with a grey high gloss finish and soft close doors and drawers + new electric hob, stainless steel cooker hood and under oven. Part tiled walls. UPVC double glazed window. Radiator. Low voltage spotlights. Concealed Glow Worm gas combi boiler for central heating and hot water.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Useful storage cupboard with fitted carpet. Access to the loft.

BEDROOM ONE

14'11" + recess x 9'8" (4.55 + recess x 2.95 (4.54 x 2.94))

Fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM TWO

11'11" x 9'9" (3.63 x 2.97)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

8'1" max x 7'11" (2.46 max x 2.41)

Laminate look grey vinyl flooring. Radiator. Two UPVC double glazed windows. White suite consisting of a panelled bath with shower fitting and screen over, pedestal wash basin and low level wc. Part tiled walls. Extractor.

SEPARATE WC

Fitted carpet. UPVC double glazed window. White low level wc.

OUTSIDE

There is a fenced garden to the front of the property with lawn and borders.

Whilst to the rear of the house there is an enclosed garden with lawn, patio and mature shrubs.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(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

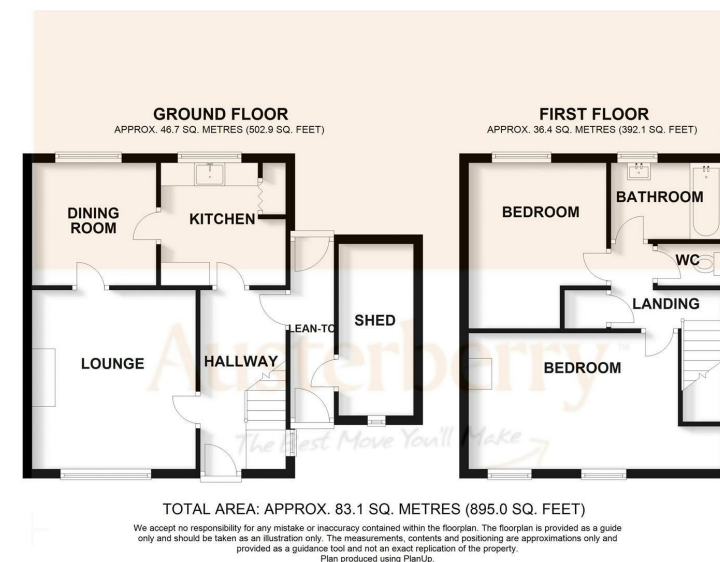
For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

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 - £715pcm
Deposit - £ 825
Holding Deposit - £165
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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