

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



72 Broadway, Meir, Stoke-On-Trent, ST3 5PH

£675 PCM

- Available To Let Now!
- Three Bedrooms
- Combi Boiler
- Close to Schools and Shops
- Family Sized Accommodation
- UPVC Double Glazing
- White Bathroom Suite
- Off Road Parking

AVAILABLE TO LET NOW! THREE BEDROOMS, UPVC DOUBLE GLAZING AND COMBI BOILER!

This really is a decent family sized house which offers off road parking in its own tarmac driveway as well as the benefit of UPVC double glazing throughout (including external doors) and gas central heating from a combi boiler!

This property is ready to move into, is literally within walking distance of the neighbourhood shops and facilities in Meir and is conveniently close to local schools and access to the A50.

To find out more about the property or 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 front door. Fitted carpet. Stairs leading to the first floor.

LOUNGE

14'10" x 11'7" (4.52 x 3.53)

Fitted carpet. Radiator. UPVC double glazed window. White fireplace surround. Walk in store room/larder with UPVC double glazed window.

KITCHEN WITH BREAKFASTING SPACE

11'6" x 7'8" (3.51 x 2.34)

Range of white wall cupboards, base units and worktops. Two UPVC double glazed windows. Double radiator.

REAR HALL

UPVC double glazed rear door.

WC

Baxi combi boiler for central heating and hot water. Sage green low level wc. UPVC double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM ONE

10'10" x 8'3" (3.30 x 2.51)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

11'8" x 8'6" (3.56 x 2.59)

Fitted carpet. Radiator. UPVC double glazed window. Useful storage cupboard.

BEDROOM THREE

8'6" x 6'1" (2.59 x 1.85)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

7'7" x 6'3" (2.31 x 1.91)

White suite consisting of a white panelled bath, pedestal wash basin and low level wc. Radiator. UPVC double glazed window with fitted venetian blind. Extractor.

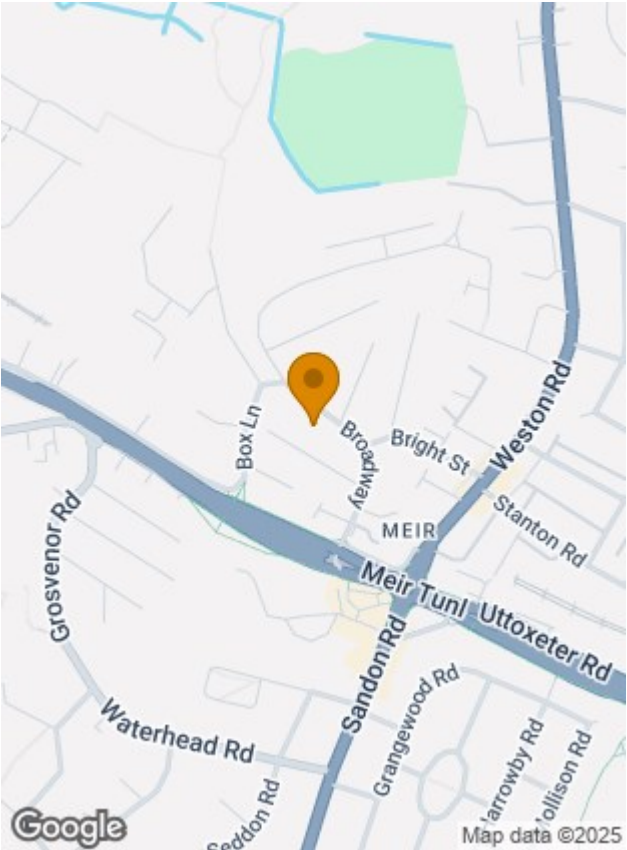
OUTSIDE

There is a tarmac driveway to the side of the property and mainly lawned gardens to the front and rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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

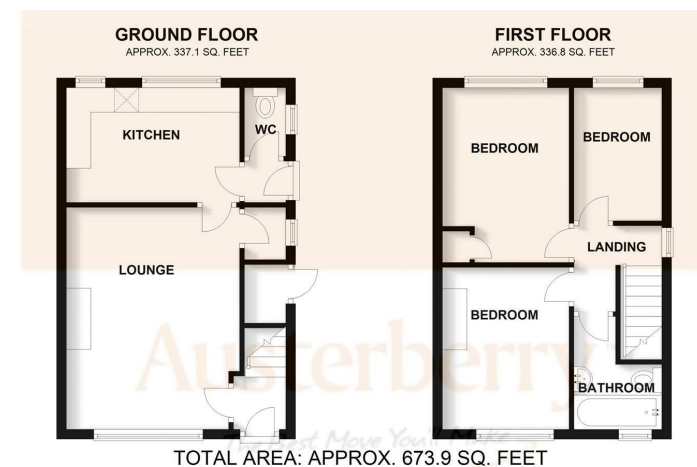
Rent - £675pcm

Deposit - £778

Holding Deposit - £155

Council Tax Band - A

Minimum Rental Term – 6 months



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

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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the best move you'll make