

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



21 Coppice Gardens, Stone, ST15 8BL

£950 PCM

- Available To Let Now!
- Three Bedrooms
- White Bathroom Suite
- New Fitted Carpets
- Refurbished Property
- Quite Residential Location
- New Fitted Kitchen
- Generous Sized Rear Garden

A surprisingly spacious property available to let now.

Welcome to Coppice Gardens, a refurbished three bedroom property in a quiet residential location.

The accommodation comprises three bedrooms with new fitted carpets and the bathroom has a white suite with shower fitting to the bath. Downstairs you will find a new fitted kitchen with an electric cooker and tiled flooring and there is a generous lounge with a new fitted carpet and a sliding UPVC patio door. The garden is attractive with an outlook over fields to the rear.

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

Black composite front door. Fitted floor mat. Radiator. Stairs to the first floor.

### LOUNGE

12'6 x 11'5 (3.81m x 3.48m)

New fitted carpet. Radiator. UPVC sliding patio doors. Useful under stairs cupboard with window.

### KITCHEN

15'7 x 9'10 (4.75m x 3.00m)

Range of white wall cupboards and base units with a free standing cooker. Plumbing for washing machine. Two UPVC double glazed windows. Tiled flooring. Worcester combi boiler.

### REAR HALL

Vinyl flooring. Radiator. Double glazed external door.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets.

## BEDROOM ONE

15'9 x 9'11 (4.80m x 3.02m)

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

## BEDROOM TWO

9'10 x 7'10 (3.00m x 2.39m)

New fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

7'5 x 6'11 (2.26m x 2.11m)

New fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM

7'10 x 4'3 (2.39m x 1.30m)

White suite with shower over the bath, wc and wash basin. Radiator. Part tiled walls. Tiled floor. UPVC double glazed window.

## OUTSIDE

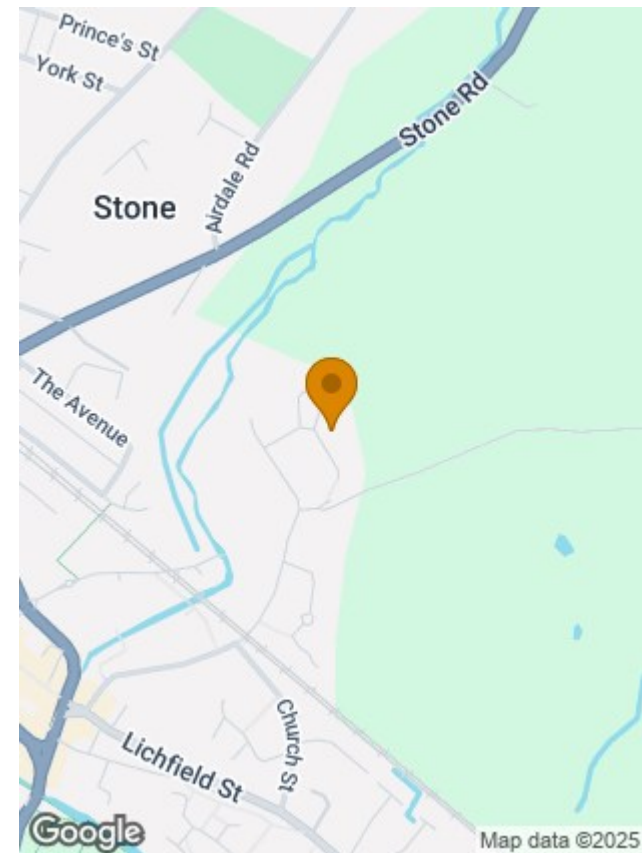
There is a paved driveway to the front of the property with a gravel border and paved footpath.

To the rear there is a generous garden with a raised paved seating area, two timber sheds, grass lawn and borders.





| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          | <b>62</b> | <b>85</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| <b>England &amp; Wales</b>                  |           | 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](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 - £950pcm

Deposit - £1096

Holding Deposit - £219

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](mailto:enquiries@austerberry.co.uk)

**Austerberry**<sup>™</sup>  
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