



12 Carberry Way, Parkhall, Stoke-On-Trent, ST3 5QU

£1,100 PCM

- Available To Let Now!
- Three Bedrooms
- New Wet Room
- Landscaped Garden
- A Refurbished Bungalow
- New Shaker Style Fitted Kitchen
- Close To Schools And Shops
- Garage

An immaculate, refurbished bungalow available now!

You will be hard pressed to find fault with this stunning modernised bungalow.

Features include a brand new shaker style kitchen with an integrated oven and hob and a new wet room with a shower and fully tiled walls. Three comfortable bedrooms and a very generous lounge with new carpets complete the accommodation.

Outside the bungalow has a tarmac driveway, detached garage and lovely landscaped gardens.

Located close to local schools, shops and bus routes - this property ticks the boxes!

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.



## ENTRANCE HALL

UPVC double glazed front door. New vinyl flooring. Radiator. Small storage cupboard.

## KITCHEN

10'2 x 7'6 (3.10m x 2.29m)

New shaker style range of wall cupboards and base units with an integrated electric oven and hob. Plumbing for washing machine. Space for fridge freezer. Cupboard containing the gas combi boiler. UPVC double glazed window. Herringbone style vinyl flooring. Spotlights.

## LOUNGE WITH DINING SPACE

20'3 x 11'6 (6.17m x 3.51m)

New fitted carpets. UPVC double glazed bow window. Two radiators. Electric flame effect fire. Feature wall lights. Fresh decoration.

## BEDROOM ONE

13'6 x 8'5 (4.11m x 2.57m)

New fitted carpet. Radiator. UPVC double glazed window. Freshly decorated.

## BEDROOM TWO

10'9 x 7'10 (3.28m x 2.39m)

New fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE/ HOME OFFICE

7'7 x (2.31m x )

New fitted carpet. Radiator. UPVC double glazed window.

## SHOWER ROOM/WET ROOM

7'7 x 5'4 (2.31m x 1.63m)

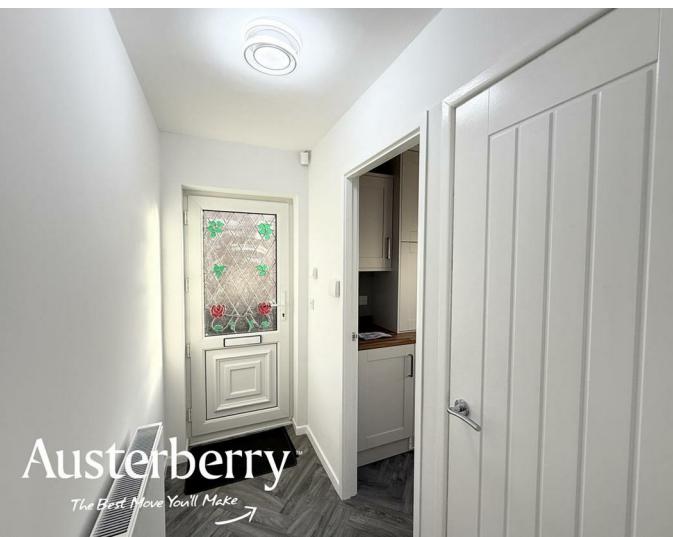
Fully tiled walls. White suite with wc, wash basin in a vanity unit and a chrome shower with a glass screen. Radiator. Spotlights. UPVC double glazed window.

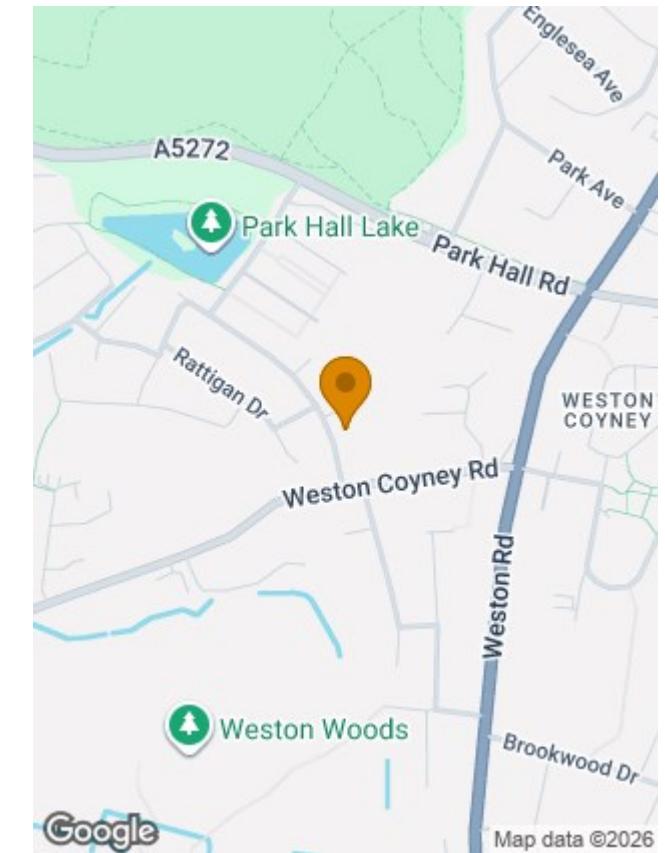
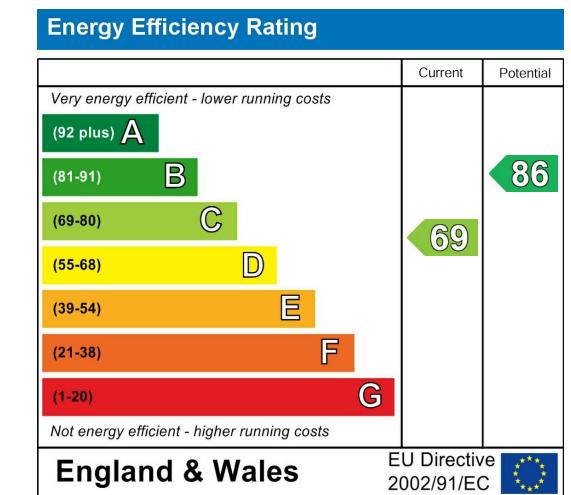
## OUTSIDE

The landscaped rear garden has a paved patio, grass lawns, gravel borders and sleepers.

There is a tarmac driveway to the front and side of the property leading to a...

## DETACHED GARAGE





## 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.

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)

## MATERIAL INFORMATION

Rent - £1,100pcm

Deposit - £1,265

Holding Deposit - £253

Council Tax Band - C

Minimum Rental Term – 6 months

**Austerberry**  
the best move you'll make