

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



601 Beverley Drive, Bentilee, Stoke-On-Trent, ST2 0RD

£825 PCM

- Available To Let Now!
- Three Bedrooms
- Fitted Kitchen
- Rear Hall/Utility
- A Spacious Family Home
- Large Lounge
- Conservatory
- GF Cloaks/Wc

A spacious family house in a popular residential area.

This house is available to rent now and is located just walking distance from popular local schools, bus routes and shops! With three generous sized bedrooms and a bathroom suite with shower over the bath this house has plenty of space.

Downstairs the lounge is big with laminate flooring and sliding doors into the practical conservatory. The kitchen has space for a table & chairs and you'll also find a downstairs toilet! Off road parking is available in the single driveway to the front.

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 double glazed front door. Fitted carpet. Radiator. Stairs to the first floor.

### LARGE LOUNGE

19'7 x 9'2 (5.97m x 2.79m)

Laminate flooring. Radiator. UPVC double glazed window. Feature fireplace with gas fire. Double glazed sliding door to the...

### CONSERVATORY

8'4 x 7'9 (2.54m x 2.36m)

Vinyl flooring. UPVC double glazed windows and doors.

### KITCHEN

11'6 x 11'3 (3.51m x 3.43m)

Range of white wall cupboards and base units with an integrated gas hob and electric oven. Plumbing for washing machine. Two UPVC double glazed windows. Fitted carpet tiles. Part tiled walls.

### REAR HALL

UPVC double glazed window and external door. Base units and work top.

### CLOAKS/WC

UPVC double glazed window. Wc. Tiled walls.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpets. Storage cupboard housing the Baxi combi boiler.

### BEDROOM ONE

14'0 x 8'6 (4.27m x 2.59m)

Fitted carpet. Radiator. UPV double glazed window. Two fitted wardrobes.

### BEDROOM TWO

10'10 x 10'5 (3.30m x 3.18m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM THREE

10'5 x 8'7 (3.18m x 2.62m)

Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM/WC

8'5 x 5'4 (2.57m x 1.63m)

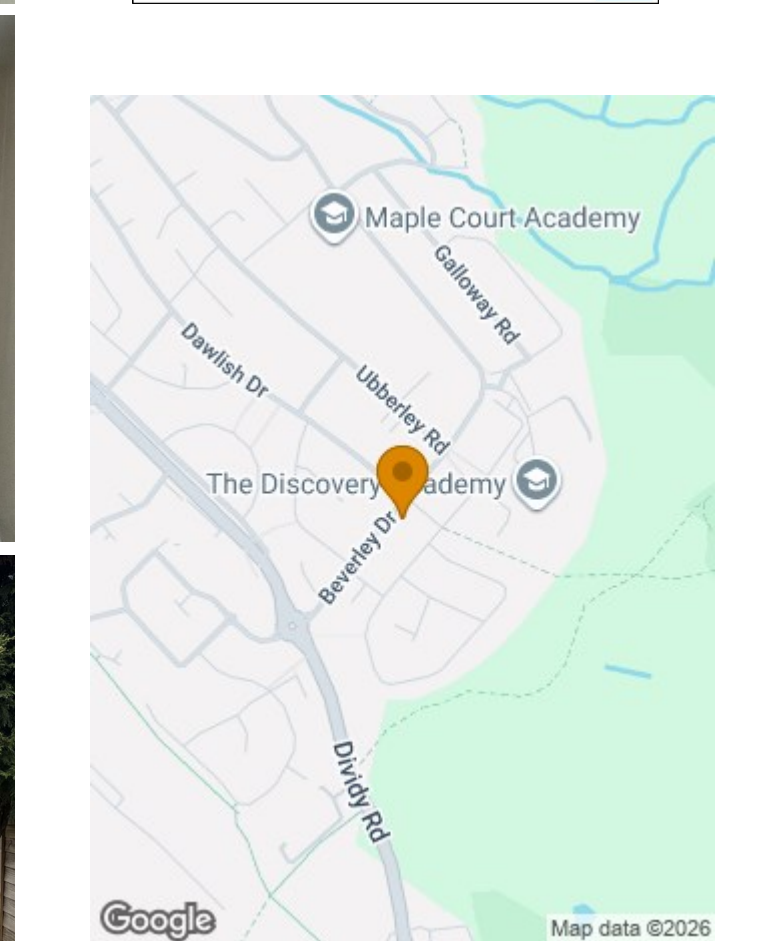
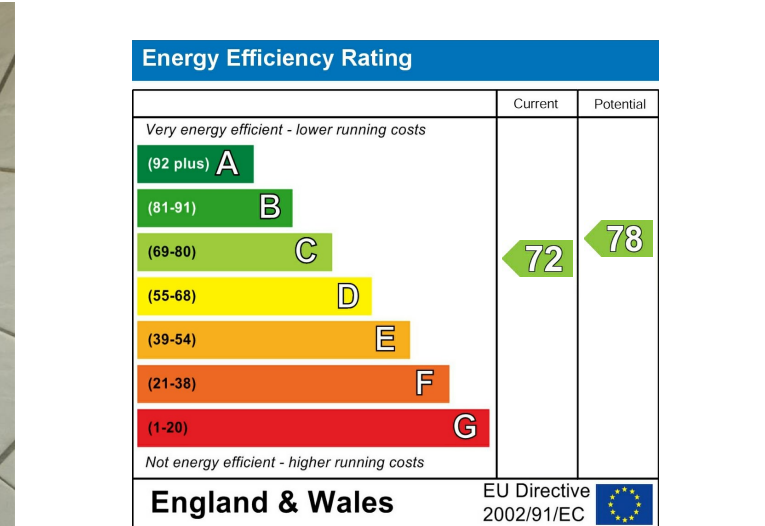
Pale suite consisting of a P shaped bath with shower over, pedestal wash basin and wc. Vinyl flooring. Radiator. UPVC double glazed window. Tiled walls.

### OUTSIDE

There is a gated driveway to the front of the house.

To the rear there are paved patio and seating areas with a small grass lawn and shed.





## 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 - £825pcm

Deposit - £951

Holding Deposit - £190

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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