

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



14 Spalding Place, Bentilee, Stoke-On-Trent, ST2 0QR

£895 PCM

- Available To Let From Sept 2026!
- Fitted Kitchen
- Modern White Bathroom Suite
- Pleasant Rear Garden
- Three Bedrooms
- Conservatory
- GF Cloaks/Wc
- Quite Cul-De-Sac Location

A three bedroom semi-detached property available to let from September 2026!

Spalding place is a quiet residential cul-de-sac close to open space and this property is located at the top of the road.

The accommodation comprises a comfortable lounge, fitted kitchen with integrated oven and hob, downstairs toilet and a conservatory.

Upstairs are three generous bedrooms and the bathroom has a modern white suite with contrasting black sanitary ware. Outside the property has a pleasant garden and single driveway to the front.

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

PORCH

Vinyl flooring. UPVC double glazed front door and windows.

ENTRANCE HALL

UPVC double glazed front door. Grey fitted carpet. Radiator. Stairs to the first floor.

LOUNGE

16'3 x 10'5 (4.95m x 3.18m)

Fitted carpet. Radiator. UPVC double glazed window. Feature fireplace. Dado rail.

KITCHEN

11'7 x 11'4 (3.53m x 3.45m)

Range of wall cupboards and base units with an integrated electric oven and hob. Plumbing for washing machine. Space for fridge freezer. Two UPVC double glazed windows. Radiator. Spotlights.

REAR HALL

Laminate flooring. Radiator. Spotlights. Door into the...

CONSERVATORY

12'5 x 5'9 (3.78m x 1.75m)

Hard wood flooring. PVC roof. UPVC double glazed windows and external door.

CLOAKS/WC

Grey vinyl flooring. White wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

13'9 x 8'5 (4.19m x 2.57m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

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

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

10'4 x 8'6 (3.15m x 2.59m)

Grey fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

7'9 x 5'5 (2.36m x 1.65m)

White suite consisting of a bath with shower over, wash basin in a vanity unit and wc all with black sanitary fittings. PVC panelled walls. Laminate flooring. Spotlights. Radiator. UPVC double glazed window.

OUTSIDE

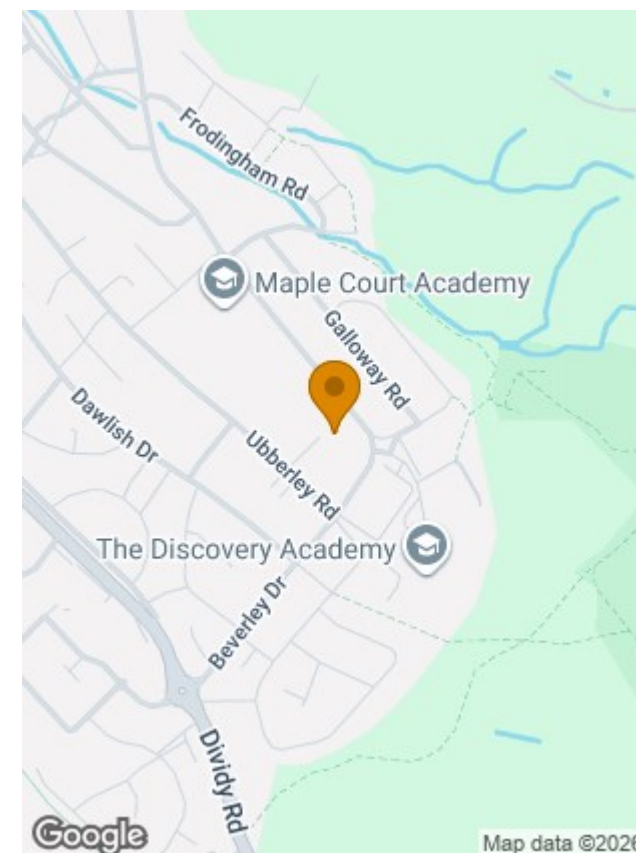
There is a small front garden with a shared tarmac driveway.

To the rear is an enclosed garden to the rear with a grass lawn and gravel.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 - £895 pcm

Deposit - £1032

Holding Deposit - £206

Council Tax Band - A

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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