

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



200 Finstock Avenue, Blurton, Stoke-On-Trent, ST3 3LA

£875 PCM

- Ready To Let Now!
- Modern Fitted Kitchen
- GF Cloaks/Wc
- UPVC Double Glazing & Combi Boiler
- Spacious And Attractive Accommodation
- Three Bedrooms
- Bathroom With White Suite
- Garage

A fantastic three-bedroom family home offering spacious, practical accommodation throughout.

The property features a welcoming lounge with an attractive bay window, a fitted kitchen with a freestanding electric cooker, a generous rear hall and the added convenience of a ground-floor WC.

Upstairs are three well-proportioned bedrooms, all benefiting from newly fitted carpets, along with a family bathroom featuring a white suite and electric shower over the bath.

Externally, the home offers a block-paved driveway providing off-road parking, enclosed low-maintenance gardens and a detached garage—ideal for additional parking or storage.

A superb family home with generous living space, fresh flooring and excellent outside amenities.

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

UPVC double glazed front door and windows. Tiled flooring.

ENTRANCE HALL

Fitted carpet with mat. Radiator. UPVC double glazed front door. Stairs leading to the first floor. Door leading into the...

LOUNGE

16'3" x 9'1" (4.95m x 2.77m)

Fitted carpet. UPVC double glazed bay window. Radiator. Feature fireplace.

KITCHEN WITH DINING AREA

11'5" x 11'3" (3.48m x 3.43m)

Tile effect laminate flooring. Excellent range of white cottage style wall cupboards and base units. Freestanding electric cooker. Radiator. Two UPVC double glazed windows. Plumbing for washing machine.

REAR HALL/WC

8'4" x 7'10" (2.54 x 2.39)

Fitted carpet and large floor mat. WC. UPVC double glazed rear door and window.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

13'9 x 8'4 (4.19m x 2.54m)

New grey fitted carpet. Radiator. UPVC double glazed window. Integral wardrobe with hanging rail.

BEDROOM TWO

13'9" x 8'4" (4.19 x 2.54)

New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

10'5" x 8'7" (3.18 x 2.62 (3.17 x 2.61))

New fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

7'6" x 5'5" (2.29m x 1.65m)

Grey vinyl flooring. Radiator. UPVC double glazed window. White suite with shower over the bath, wc and wash basin. Grey pvc panelled walls. Cupboard containing the gas combi boiler. Access to the boarded roof space.

OUTSIDE

There is a fully fenced low maintenance rear garden with paved and block paved patio areas and slate.

The front garden is gravelled and there is a block paved driveway to the side of the house which leads to the...

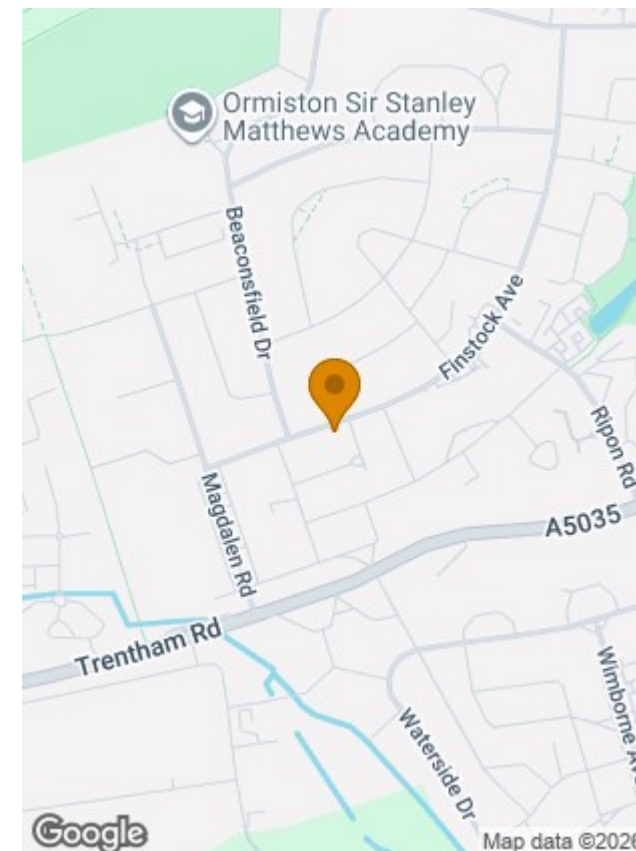
DETACHED SINGLE GARAGE

Up and over door. Side door. Power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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.

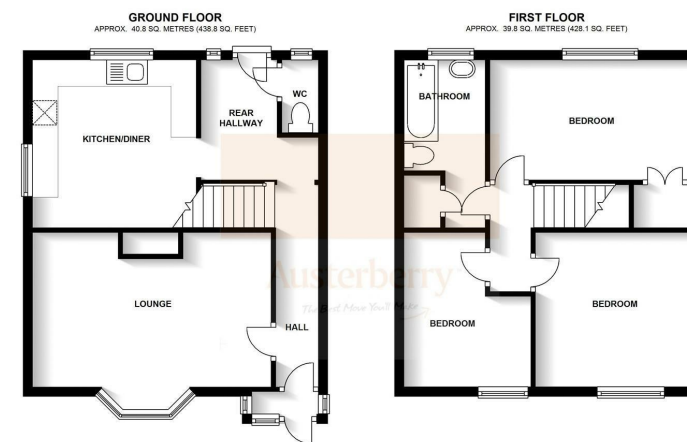
ATERIAL INFORMATION

Rent - £875pcm

Deposit - £1009

Holding Deposit - £201

Council Tax Band - A



TOTAL AREA: APPROX. 80.5 SQ. METRES (866.9 SQ. FEET)
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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