

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



128 Beville Street, Fenton, Stoke-On-Trent, ST4 3LH

£895 PCM

- Available To Let Now!
- New Carpets
- White Bathroom Suite
- Brick And Tile Storage Shed
- Three Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- Close To Public Open Space

AVAILABLE TO LET NOW!

A three bedroom semi-detached house with new carpets close to public open space! The accommodation here comprises a proper entrance hall with storage, two large reception rooms and a kitchen on the ground floor with plumbing for dishwasher and cooker.

Upstairs there are three bedrooms with new fitted carpets along with a white bathroom suite and electric shower over the bath.

Outside there is a pleasant enclosed rear garden with a grass lawn and a practical utility shed with plumbing for a washing machine and space for a tumble dryer.

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. Radiator. Laminate flooring. Stairs to the first floor. Large understairs storage cupboard with UPVC double glazed window.

LOUNGE

13'08 x 9'11 (4.17m x 3.02m)

UPVC double glazed bay window. New fitted carpet. Feature fireplace with gas fire. Radiator. Fresh decoration.

DINING ROOM

12'10 x 9'07 (3.91m x 2.92m)

New fitted carpet. UPVC double glazed window. Radiator. Feature fireplace. Fresh decoration.

KITCHEN

10'01 x 6'02 (3.07m x 1.88m)

Range of fitted wall cupboards and base units. Freestanding gas cooker. Plumbing for dishwasher. Laminate flooring. UPVC double glazed window and external door.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

12'02 x 11'01 (3.71m x 3.38m)

UPVC double glazed window. New fitted carpet. Radiator. Feature fireplace.

BEDROOM TWO

12'11 x 10'02 (3.94m x 3.10m)

UPVC double glazed window. New fitted carpet. Radiator. Fresh decoration.

BEDROOM THREE

8'06 x 6'03 (2.59m x 1.91m)

UPVC double glazed window. New fitted carpet. Radiator.

BATHROOM

7'11 x 6'02 (2.41m x 1.88m)

White suite with shower fitting to the bath, wc and wash basin. Radiator. Vinyl flooring. UPVC double glazed window. Part tiled walls. Storage cupboard.

OUTSIDE

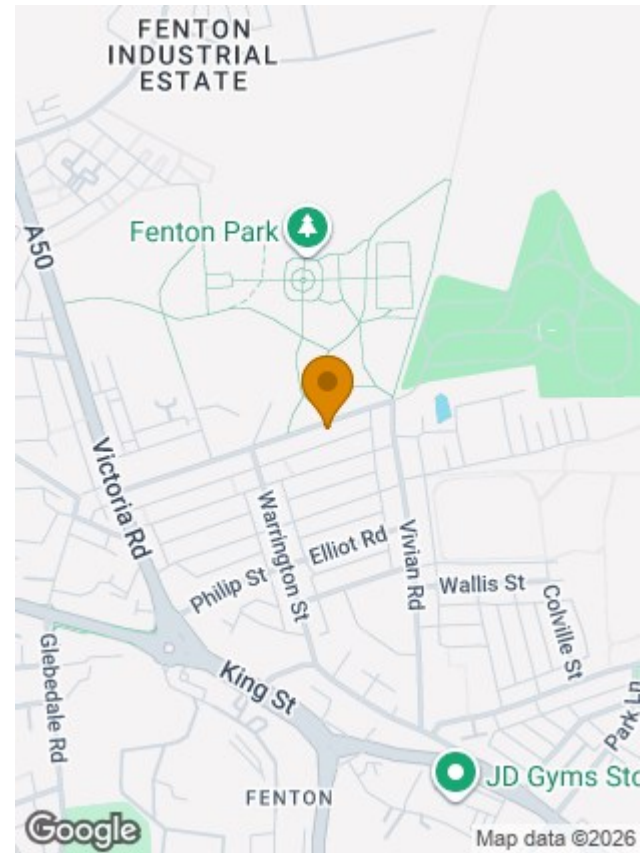
To the front of the property there is a small paved forecourt.

There is an enclosed rear garden with a lawn, paved patio and a brick and tile storage shed with plumbing for a washing machine.





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

MATERIAL INFORMATION

Rent - £895pcm

Deposit - £1032

Holding Deposit - £206

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

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