

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



5 Broadway Place, Meir, Stoke-On-Trent, ST3 5PS

£850 PCM

- A Semi-Detached House
- Block Paved Drive
- Fully Fitted Kitchen
- Combi Boiler
- Two Double Bedrooms
- Garage
- Bathroom With Bath And Shower
- UPVC Double Glazing

**READY TO LET AND AVAILABLE NOW!  
A MODERN SEMI-DETACHED HOUSE WITH TWO  
BEDROOMS AND A GARAGE!**

In a prominent corner position and with a wide block paved driveway and an attached single garage and modernised accommodation.

You'll definitely be delighted by this semi-detached house which features a comfortable lounge with an open archway into an impressive fully fitted kitchen with a range of integrated appliances. There's also a ground floor cloakroom with a wash basin and toilet and on the first floor as well as two spacious bedrooms there is a modern bathroom featuring a bath and separate shower.

This house has a combi boiler for central heating, upvc double glazing throughout and as well as being close to neighbourhood shops in Meir it's particularly convenient for easy access to the A50.

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

Fitted carpet. Radiator. Upvc double glazed front door.

### LOUNGE

14'9" x 11'5" (4.50 x 3.48)

Fitted carpet. Radiator. Upvc double glazed window with fitted vertical blinds. Pale timber fireplace surround with living flame effect electric fire. Open archway leading to the...

### KITCHEN + DINING AREA

14'8" x 7'7" (4.47 x 2.31)

Fully fitted with a pale cream paint effect finish to the wall cupboards and base units and with an integrated gas hob, hood, under oven and fridge. Beautifully tiled floor. Radiator. Upvc double glazed window with fitted roller blind. Wall mounted Vaillant gas combination boiler for central heating and hot water. Two spotlight fittings. Upvc double glazed door leading into the garage.

### CLOAKROOM/WC

6'1" x 2'9" (1.85 x 0.84)

Tiled floor to match that in the kitchen. Low level wc and wash basin in white.

### FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Upvc double glazed window. Access to the loft.

## BEDROOM ONE

10'10" x 14'9" max 10'4" min (3.30 x 4.50 max 3.15 min)

Fitted carpet. Radiator. Two Upvc double glazed windows with fitted vertical blinds.

## BEDROOM TWO

11'9" x 8'6" (3.58 x 2.59)

Fitted carpet. Radiator. Upvc double glazed window with fitted vertical blind.

## BATHROOM/WC

8'7" x 6'0" (2.62 x 1.83)

White suite comprising pedestal wash basin with mixer taps, panelled bath, low level wc and separate corner shower compartment. Centrally heated towel rail. Upvc double glazed window.

## OUTSIDE

Lawned gardens to the front and side.

Small rear garden with golden gravelled area and small lawn.

A wide block paved driveway leads to the...

## ATTACHED GARAGE

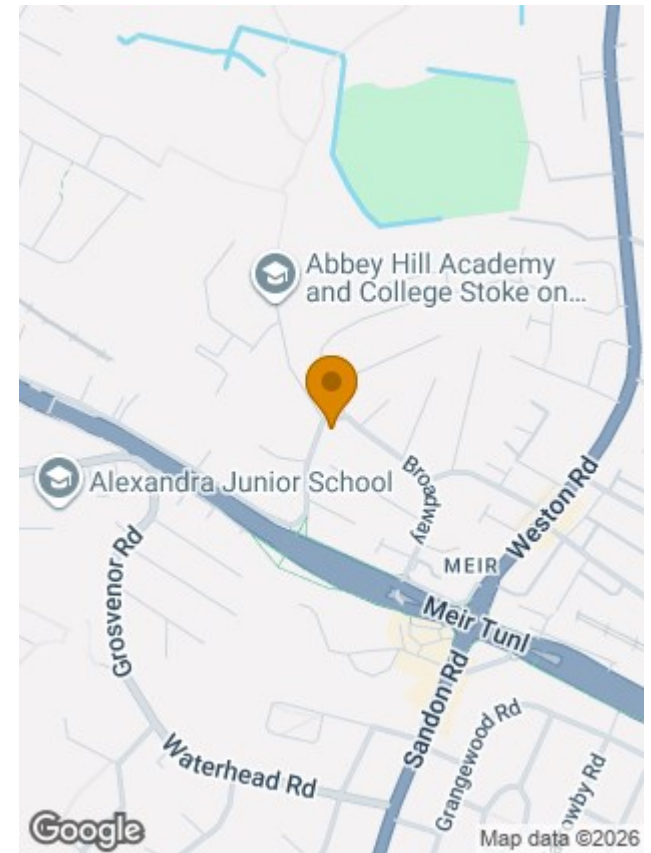
21'3" x 9'2" internal (6.48 x 2.79 internal)

Up and over door. Rear door. Light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](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 - £850pcm

Deposit - £980

Holding Deposit - £196

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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