

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



19 Swithin Drive, Fenpark, Stoke-On-Trent, ST4 3RF

£795 PCM

- Available To Let Now!
- Garden At Rear
- UPVC Double Glazing
- Fitted Kitchen With Appliances
- Block Paved Drive
- Combi Boiler
- Two Good Bedrooms
- White Bathroom Suite + Shower Over

## A SPACIOUS TOWN HOUSE WITH TWO BEDROOMS!

A surprisingly spacious interior of this Town House has been updated in recent years and certainly has a lot to offer!

The property has a huge lounge, fitted kitchen, two really well proportioned bedrooms and a first floor bathroom complete with shower over the bath.

There's UPVC double glazing throughout and the gas central heating system is from a combi boiler in the kitchen.

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 and window. Radiator. Tiled floor. Door leading into the...

### LOUNGE

18'2" x 13'0" (5.54 x 3.96)

Fitted carpet. Radiator. UPVC double glazed window with curtain pole, curtains and nets. Open plan stairs leading to the first floor. Door into the...

### FITTED KITCHEN

13'0" x 8'0" (3.96 x 2.44)

Wall cupboards and base units with a pale timber effect finish together with integrated electric induction hob, under oven and hood. Two UPVC double glazed windows with fitted roller blinds. UPVC double glazed rear door. Plumbing for washing machine. Worcester wall mounted gas combi boiler for central heating and hot water.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Access to the loft.

## BEDROOM ONE

13'2" x 9'0" (4.01 x 2.74)

Fitted carpet. Radiator with decorative cover. UPVC double glazed window, curtain pole, curtains and nets.

## BATHROOM/WC

9'7" x 5'10" (2.92 x 1.78)

White suite consisting of a panelled bath with shower, rail and curtain over, pedestal wash basin and low level wc. Tiled walls. Stainless steel centrally heated towel rail radiator. Extractor.

## BEDROOM TWO

13'2" x 8'0" (4.01 x 2.44)

Fitted carpet. Radiator with decorative cover. UPVC double glazed window with curtain pole, curtains and nets. Storage cupboard.

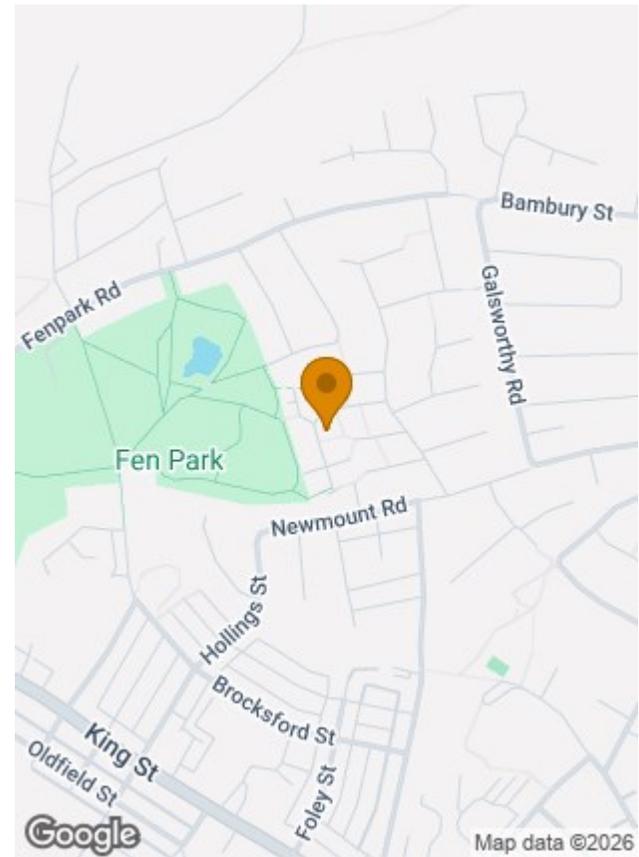
## OUTSIDE

There is a block paved driveway to the front of the property and a garden to the rear with a timber shed, patio and lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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 - £795pcm

Deposit - £917

Holding Deposit - £183

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)

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