

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



33 Collard Avenue, , Newcastle, ST5 9LH

£850 PCM

- Ready To Let Now!
- GF White Bathroom Suite
- Combi Boiler
- Fully Modernised
- Three Bedrooms
- Off Road Parking
- UPVC Double Glazing
- Convenient Location

Situated on the popular Collard Avenue in Newcastle-under-Lyme, this well-presented and thoughtfully modernised semi-detached home offers comfortable living!

The property boasts three well-proportioned bedrooms, along with bright and spacious living accommodation that has been updated to a modern standard throughout. The layout provides a practical and versatile living space, perfect for everyday family life.

Externally, the property benefits from a pleasant setting within a sought-after residential area, with local amenities and transport links all within easy reach, as well as being across the road from the well regarded Hempstalls Primary School.

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 PORCH

Composite front door. Tiled floor.

SMALL ENTRANCE HALL

Timber front door. Laminate flooring. Radiator. Stairs to the first floor.

LOUNGE

14'11 x 9'10 (4.55m x 3.00m)

Laminate flooring. UPVC double glazed window. Feature fireplace. Radiator. Under stairs storage cupboard containing the combi boiler.

KITCHEN

9'9 x 6'11 (2.97m x 2.11m)

Range of white wall cupboards and base units with integrated electric oven and hob. Plumbing for washing machine. Space for fridge. UPVC double glazed window. UPVC double glazed rear door. Radiator. Vinyl flooring.

BATHROOM

7'7 x 4'8 (2.31m x 1.42m)

White suite consisting of bath with shower fitting over, pedestal wash basin and wc. Radiator. UPVC double glazed window. Laminate flooring. Part tiled walls.

FIRST FLOOR

LANDING

New fitted stair and landing carpet. UPVC double glazed window. Access to the loft.

BEDROOM ONE

10'9 x 10'3 (3.28m x 3.12m)

UPVC double glazed window. New fitted carpet. Radiator.

BEDROOM TWO

11'11 x 8'6 (3.63m x 2.59m)

UPVC double glazed window. New fitted carpet. Radiator.

BEDROOM THREE

8'9 x 6'0 (2.67m x 1.83m)

UPVC double glazed window. New fitted carpet. Radiator.

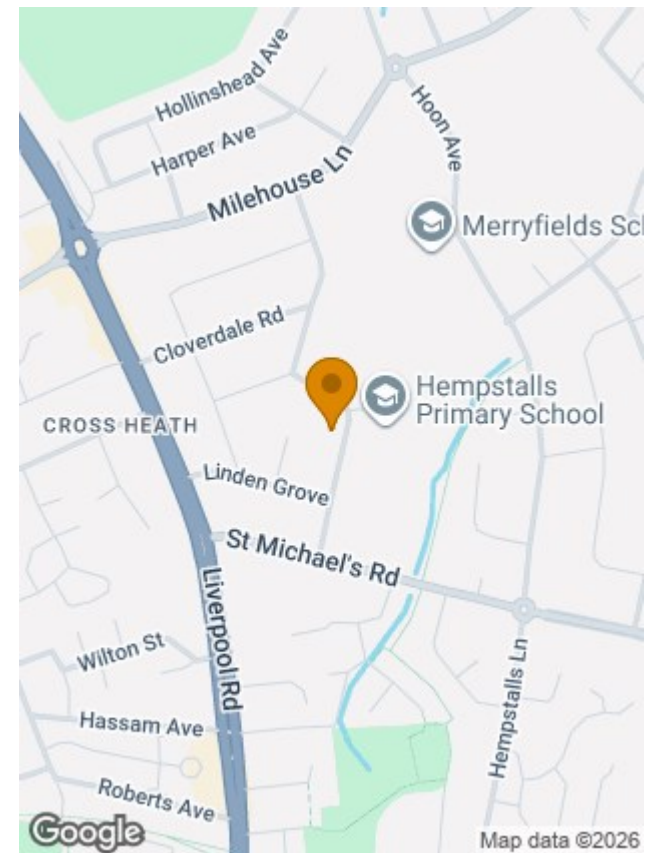
OUTSIDE

There is a gravel driveway and lawn to the front and an enclosed lawned garden to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(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.

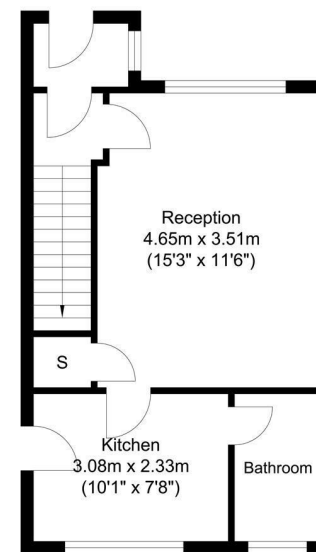
MATERIAL INFORMATION

Rent - £850pcm

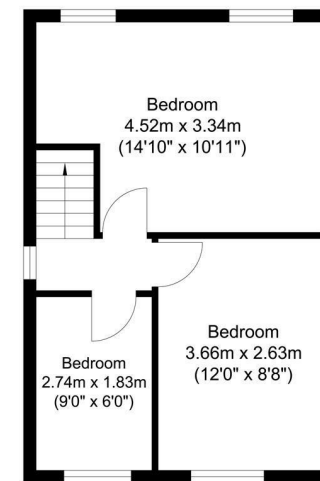
Deposit - £980

Holding Deposit - £196

Council Tax Band - A



Ground Floor



First Floor

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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