

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



2 Waterhead Road, Meir, Stoke-On-Trent, ST3 5NQ

£975 PCM

- Three Bedrooms
- Fitted Kitchen
- Combi Boiler
- Off Road Parking
- Spacious Conservatory
- White Bathroom Suite
- UPVC Double Glazing
- Convenient Location

A first-class three-bedroom semi-detached house, freshly decorated throughout and benefiting from new flooring, making this an excellent home that is ready to move straight into.

The ground floor offers generous and well-presented living accommodation, including a spacious lounge with contemporary spotlighting and laminate flooring. A large conservatory provides valuable additional living space and overlooks the rear garden, while the fitted kitchen features a good range of wall and base units with ample workspace.

Upstairs are three tastefully decorated bedrooms, all complemented by newly fitted carpets. The bathroom is fitted with a modern white suite and includes a shower over the bath with a glass shower screen.

Outside, the property benefits from ample off-road parking on the driveway to the front, together with a pleasant enclosed garden to the rear – ideal for relaxing and outdoor entertaining.

Fresh, spacious and ready to move into, this superb family home is sure to attract plenty of interest. Early viewing is highly recommended.

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. Treated floorboards. Radiator. Storage area.

LIVING ROOM

18'0 max x 10'9 max (5.49m'0.00m max x 3.28m max)
Laminate flooring. Radiator. UPVC double glazed window.

KITCHEN

11'10 x 8'10 (3.61m x 2.69m)
Tiled floor. Radiator. UPVC double glazed window. Range of wall cupboards and base units. Part tiled walls.

CONSERVATORY

18'9 x 10'1 (5.72m x 3.07m)
Tiled floor. Radiator. UPVC double glazed doors into the garden.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window. Store cupboard containing the gas combi boiler.

BEDROOM ONE

10'11 x 9'8 (3.33m x 2.95m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'11 x 7'10 (3.33m x 2.39m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

9'0 x 5'10 (2.74m x 1.78m)
Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

6'1 x 5'10 (1.85m x 1.78m)
Tile effect flooring. Radiator. Bath with shower over, wash basin and wc. Tiled walls. UPVC double glazed window.

OUTSIDE

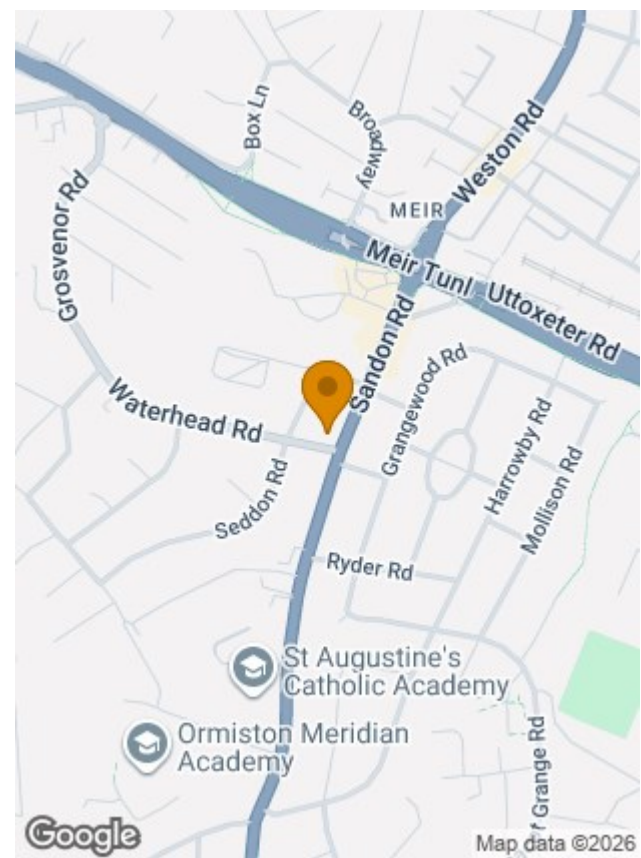
There is a lawned front garden and an off road parking area.

To the rear is a patio area with lawn and a timer shed.





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.

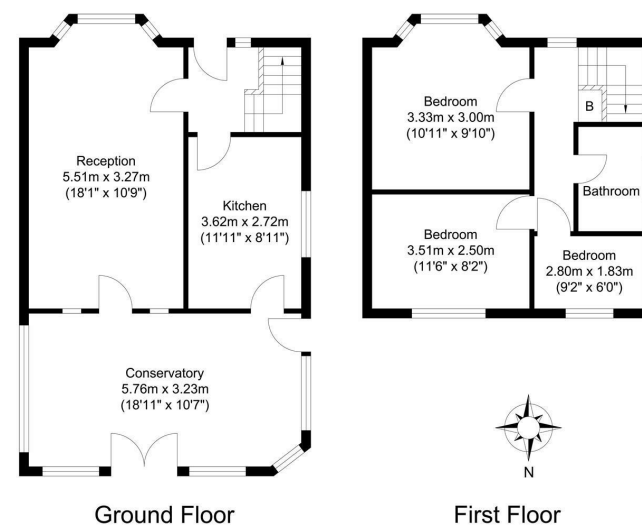
MATERIAL INFORMATION

Rent - £975pcm

Deposit - £1125

Holding Deposit - £225

Council Tax Band - A



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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