

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



50 Fletcher Road, Stoke, Stoke-On-Trent, ST4 4AJ

£695 PCM

- Available To Let Now!
- Open Plan Living/Dining Room
- White Bathroom Suite
- Enclosed Paved Rear Yard
- Two Bedrooms
- Modern Fitted Kitchen
- New Floor Coverings
- Convenient Location

A great house, available immediately!

We are pleased to be marketing this well proportioned two bedroom terraced house on Fletcher Road, Stoke which is conveniently located with access to A500 and local amenities.

An open-plan living and dining room occupies most of the ground floor with new laminate flooring. The kitchen has modern fitted units and the bathroom also offers a sleek white suite.

Upstairs you will find two double bedrooms with new fitted carpets.

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

SMALL ENTRANCE PORCH

Tiled flooring. UPVC double glazed external door.

OPEN PLAN LIVING & DINING ROOMS

28'0 x 11'5 (8.53m x 3.48m)

Laminate flooring. Two radiators. Timber internal door. Two UPVC double glazed windows. Feature fireplace with electric fire. Stairs to the first floor.

KITCHEN

11'4 x 6'7 (3.45m x 2.01m)

Laminate flooring. Range of white shaker style wall cupboards and base units and red PVC splashback. Space for gas cooker. Plumbing for washing machine. UPVC double glazed window. Chrome radiator. Gas combi boiler.

REAR HALL

Laminate flooring. UPVC double glazed rear door. Storage cupboard.

BATHROOM

7'4 x 6'0 (2.24m x 1.83m)

White suite consisting of a P shaped bath with shower over, pedestal wash basin and wc. PVC panelled walls. Chrome heated towel rail. UPVC double glazed window. Vinyl flooring.

FIRST FLOOR

BEDROOM ONE

12'1 x 10'2 (3.68m x 3.10m)

New grey fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

12'3 x 10'2 (3.73m x 3.10m)

New grey fitted carpet. Radiator. UPVC double glazed window. Integral storage cupboard.

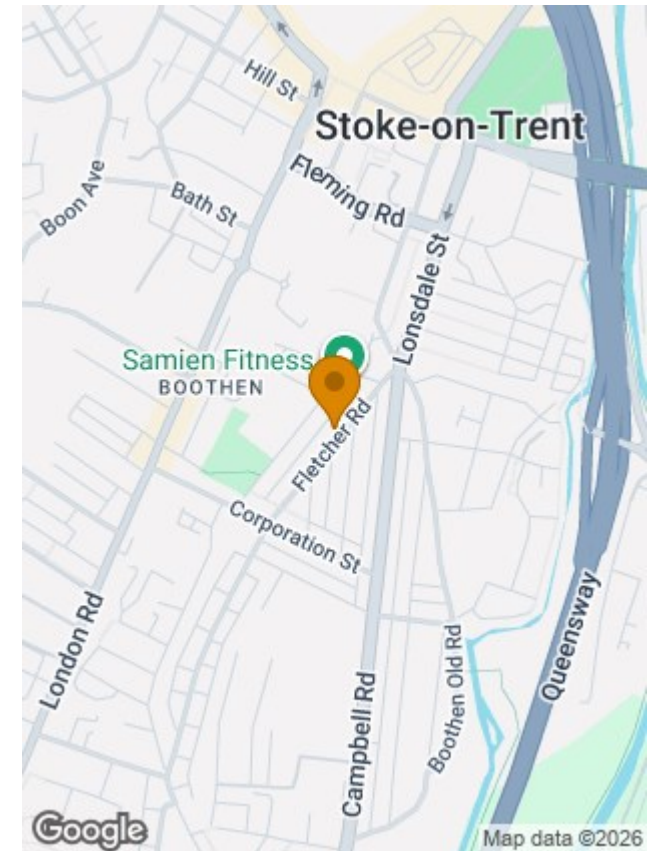
OUTSIDE

There is a small forecourt to the front of the property and an enclosed paved yard to the rear.





| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 66 | |
| (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

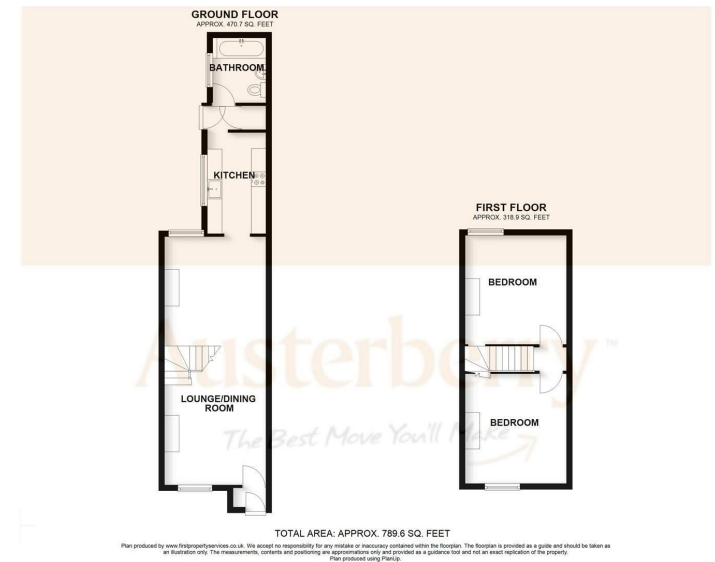
Rent - £695pcm

Deposit - £801

Holding Deposit - £160

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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