

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



24 Oak Place, Meir, Stoke-On-Trent, ST3 5PN

£775 PCM

- Ready To Move Into!
- Fully Fitted Kitchen
  - Combi Boiler
  - Off Road Parking
- Three Bedrooms
- White Bathroom Suite
- UPVC Double Glazing
- Rear Garden With External Store

## READY TO LET AND AVAILABLE NOW! A MODERN SEMI-DETACHED HOUSE WITH THREE BEDROOMS

A semi-detached house with plenty of parking space in the tarmac two car drive at the front and with the benefit of a manageable garden at the rear.

This house has three bedrooms, gas central heating from a modern combi boiler and as well as an upstairs bathroom with a white suite there is also a ground floor wc. The kitchen has a range of modern units together with an integrated electric oven and hob and Oak Place is a popular residential cul-de-sac conveniently close to the shops in Meir and 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.



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## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Fitted mat. Radiator. Stairs to the first floor and door leading into the...

### LOUNGE

14'8" x 11'5" (4.47 x 3.48)

Fitted carpet. Radiator. UPVC double glazed window with curtain pole. Living flame effect electric fire in a modern surround.

### KITCHEN WITH DINING AREA

11'5" x 7'6" (3.48 x 2.29)

Laminate look vinyl flooring. Radiator. Fitted wall cupboards and base units together with integrated electric hob and under oven. Two UPVC double glazed windows.

### REAR HALL

Flooring to match the kitchen. UPVC double glazed rear door and storage area with matching flooring and UPVC double glazed window.

### CLOAKROOM/WC

Laminate look vinyl flooring. White low level WC. UPVC double glazed window. Baxi gas fired combi boiler for central heating and hot water.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpet. UPVC double glazed window with curtain pole. Access to the loft.

### BEDROOM ONE

10'9" x 8'3" (3.28 x 2.51)

Fitted carpet. Radiator. UPVC double glazed window with curtain pole.

### BEDROOM TWO

11'7" x 8'3" (3.53 x 2.51)

Fitted carpet. Radiator. UPVC double glazed window with curtain pole.

### BEDROOM THREE

8'4" x 5'9" (2.54 x 1.75)

Fitted carpet. Radiator. UPVC double glazed window with curtain pole.

### FITTED BATHROOM

6'1" x 7'5" Max (1.85 x 2.26 Max)


Laminate look vinyl flooring. White suite consisting of a panelled bath with shower fitting and pole for curtain, pedestal wash basin and wc. UPVC double glazed window. Stainless steel central heated towel rail radiator. Part tiled walls.

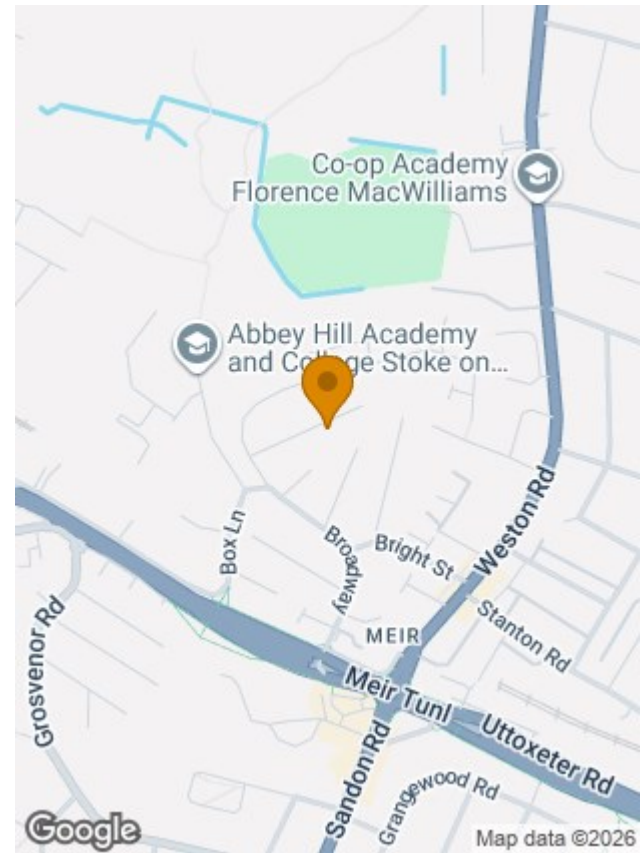
### OUTSIDE

Two car tarmac driveway to the front of the property. Rear garden. External store.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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 - £775pcm

Deposit - £894

Holding Deposit - £178

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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