

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Irvine Road, Werrington, Stoke-On-Trent, ST9 0DR

£750 PCM

- Watch Our Online Video Tour!
- Two Bedrooms
- UPVC Double Glazing
- Off Road Parking
- Desirable Location
- Gas Central Heating
- White Bathroom Suite
- Rear Garden

**READY TO LET AND AVAILABLE NOW!
DESIRABLE WERRINGTON LOCATION + TWO
BEDROOMS!**

Here's the rental property that you thought you'd never find! Good modern two bedroom semi-detached houses to rent in the Werrington area are rare so this really is your lucky day!

8 Irvine Road has a tarmac driveway to the side with enough space to park at least two cars, gas central heating throughout and UPVC double glazing. Patio doors lead out into the garden, there's a shower over the bath and the tempting asking rental is set at a level to attract long term occupiers.

Don't miss this house!

Please see our video tour to find out more about the property or 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 PORCH

UPVC double glazed front door. Tiled floor. Door leading into the...

ENTRANCE HALL

Tiled floor. Radiator. Open archway leading into the...

FITTED KITCHEN

8'7" x 7'10" (2.62 x 2.39)

Tiled floor. Part tiled walls. UPVC double glazed window with fitted vertical blinds. Range of grey wall cupboards and base units. Electric cooker. Spotlight fitting. Plumbing for washing machine.

LOUNGE AND DINING ROOM

16'0" x 11'9" (4.88 x 3.58)

Laminate flooring. Radiator. UPVC double glazed patio doors with fitted vertical blinds leading out into the rear garden. Central light fitting. Two wall light fittings. Curtain pole and curtains.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Airing cupboard with insulated hot water cylinder. Access to the loft.

BEDROOM ONE

11'2" x 8'7" (3.40 x 2.62)

Fitted carpet. Radiator. UPVC double glazed window with curtain pole and curtains. Built in wardrobes. Central light fitting.

BEDROOM TWO

13'5" max x 6'6" (4.09 max x 1.98)

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

BATHROOM/WC

8'2" x 5'0" (2.49 x 1.52)

Fitted carpet. Radiator. Grey suite consisting of a panelled bath with shower fitting and shower over together with curtain rail and curtain, pedestal wash basin and low level wc. UPVC double glazed window with net curtain. Radiator. Spotlight fitting. Extractor.

OUTSIDE

Tarmac driveway for at least two cars.

Open plan lawned front garden.

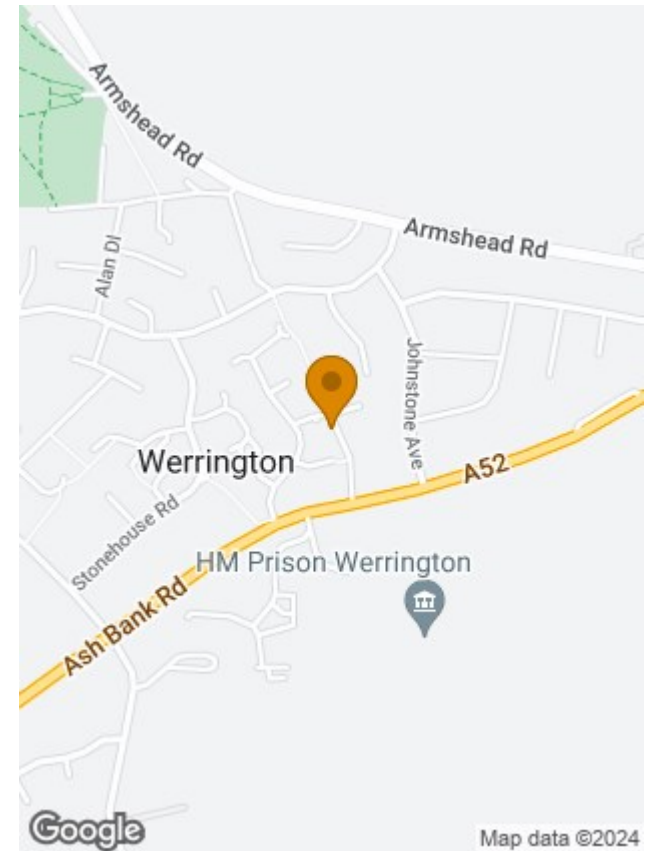
Paved rear patio and enclosed garden with lawn and shed.

External boiler room containing the gas central heating boiler.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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 - £750pcm
Deposit - £865
Holding Deposit - £173
Council Tax Band - B
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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