

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



25 Mayne Street, Hanford, Stoke-On-Trent, ST4 4RF

£750 PCM



- Available To Let Now!
- Combined Kitchen And Living Room
  - Shower Room
  - Utility Room
- Cottage Style House
  - Two Bedrooms
  - Low Maintenance Rear Garden

This delightful cottage style house has to tick all of your boxes!

Located in the village of Hanford, on a bus route with easy access to local amenities this cottage has so much appeal. A modern combined kitchen and living area is the primary room on the ground floor. Integrated appliances in the kitchen are complemented by a useful utility room. The shower room has a white suite with corner shower. Upstairs are two carpeted bedrooms. The property has a larger than usual low maintenance rear garden too!

We know this property won't be on the market long! 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.



## GROUND FLOOR

### PORCH

Composite front door. Fitted floor mat.

### OPEN PLAN KITCHEN/LIVING ROOM

23'03 x 10'09 (7.09m x 3.28m)

Part carpeted and part laminate flooring. Two UPVC double glazed windows. Fitted kitchen with integrated electric oven, induction hob and fridge. Tiled splashback. Extractor hood. Electric radiator. Under stairs storage cupboards.

### UTILITY ROOM

8'6 x 5'5 (2.59m x 1.65m)

Plumbing for washing machine. Laminate flooring. Worktop tower unit. UPVC double glazed window.

### REAR HALL

UPVC double glazed rear door. Pressurised water tank.

### SHOWER ROOM

5'5 x 5'4 (1.65m x 1.63m)

Tiled floor. White suite with corner shower, wc and wash basin. Chrome radiator. Aqua wall panels.

## FIRST FLOOR

### BEDROOM ONE

10'9 x 10'5 (3.28m x 3.18m)

Fitted carpet. Grey decoration. Electric radiator. UPVC double glazed window. Integral storage cupboards and wardrobe.

### BEDROOM TWO

9'3 x 9'0 (2.82m x 2.74m)

Fitted carpet. Electric radiator. UPVC double glazed window. Grey decoration.

### OUTSIDE

The front garden is gravelled and has shrubs and there is off street parking available nearby.

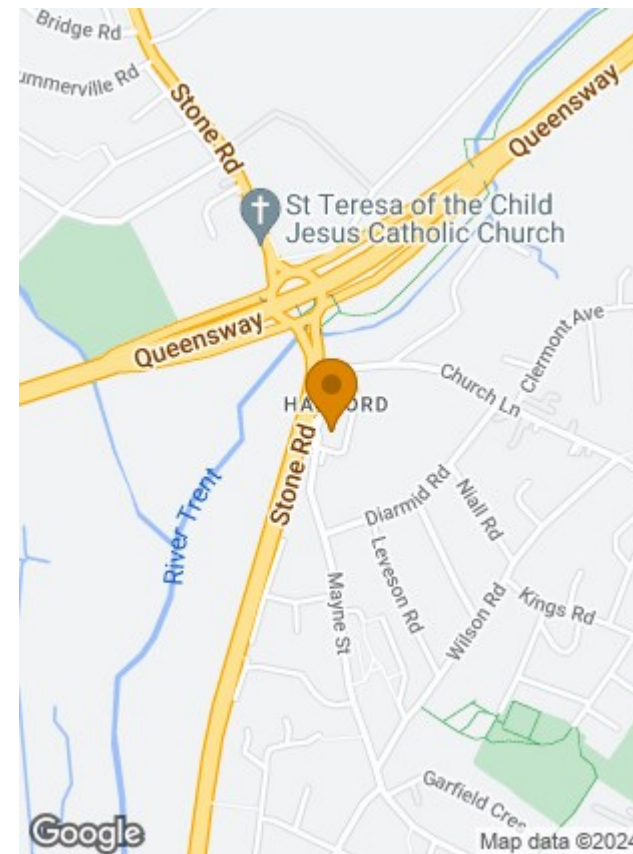
There is an enclosed low maintenance rear garden with paved and gravelled areas.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</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 - £750pcm  
Deposit - £865  
Holding Deposit - £173  
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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