Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



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

£795 PCM

- Available To Let Now!
- New White Bathroom Suite
- Two Bedrooms
- Cul-De-Sac Location
- New Fitted Kitchen
- New Floor Coverings
- UPVC DG And Combi Boiler
- Well Presented Accommodation

BEAUTIFULLY UPDATED TWO BEDROOM SEMI-DETACHED HOME – AVAILABLE IMMEDIATELY!

Situated in a quiet cul-de-sac location, this attractive two-bedroom semi-detached home offers well-presented accommodation and is ready for immediate occupation!

The property has recently benefited from a range of improvements, including new flooring throughout, a stylish new kitchen complete with a freestanding gas range cooker, and a brand-new first-floor bathroom suite.

Offering a comfortable and modern living environment in a peaceful residential setting, this lovely home is an excellent opportunity for prospective tenants.

AVAILABLE TO LET IMMEDIATELY! Contact our dedicated lettings team today to request your application form and take the first step towards making this property your new home!





GROUND FLOOR

ENTRANCE HALL
New grey laminate flooring. Radiator. UPVC double glazed front door.

LOUNGE
14'11 x 10'0 (4.55m x 3.05m)
New grey LVT flooring. UPVC double glazed window. Radiator. Under stairs storage cupboard.

KITCHEN
11'6 x 7'9 (3.51m x 2.36m)
New range of white wall cupboards and base units. Free standing gas range cooker. Chrome radiator. Two UPVC double glazed windows. New grey LVT flooring.

CLOAKS/WC
Marble effect PVC panelled walls. UPVC double glazed window. Wc. Grey LVT flooring.

FIRST FLOOR

BEDROOM ONE
10'10 x 10'5 (3.30m x 3.18m)
New grey fitted carpet. Radiator. Two UPVC double glazed windows. Fitted open wardrobes.

BEDROOM TWO
11'9 x 8'6 (3.58m x 2.59m)
New grey fitted carpet. Radiator. UPVC double glazed window.

BATHROOM
8'6 x 5'10 (2.59m x 1.78m)
New white suite with electric shower over the bath, wc and wash basin. Radiator. Marble effect PVC panelled walls. Cupboard containing the gas combi boiler.

OUTSIDE
There is an enclosed gravelled front garden and a generous sized rear garden with a paved patio, grass lawn and a raised artificial grass area.

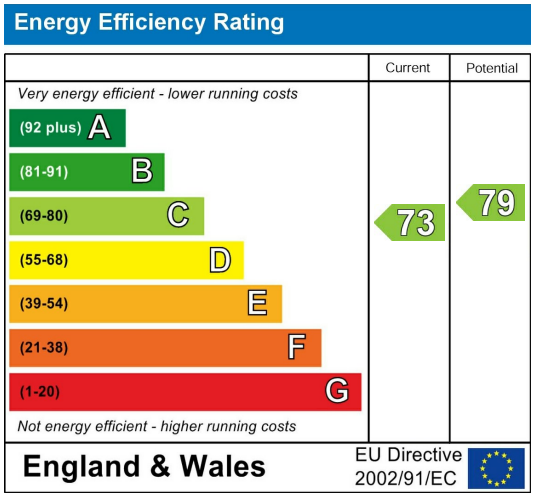


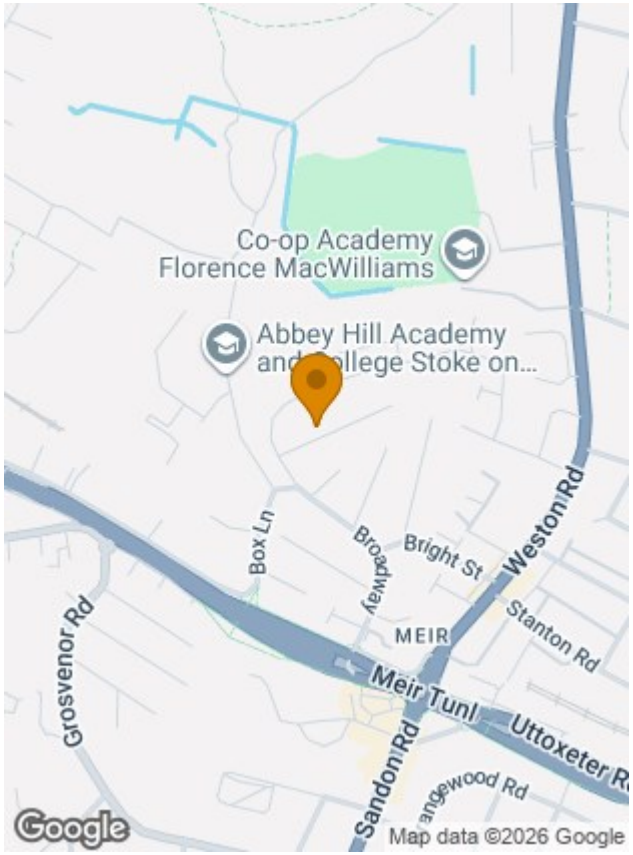





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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
79
England & Wales
EU Directive 2002/91/EC


Co-op Academy Florence MacWilliams
Abbey Hill Academy
Box Ln
Broadway
Bright St
Weston Rd
Stanton Rd
MEIR
Grosvenor Rd
Meir Tunl
Uttoxeter Rd
Sandon Rd
Google
Map data ©2026 Google

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 theLandlord'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.

MATERIAL INFORMATION

Rent - £795pcm

Deposit - £917

Holding Deposit - £183

Council Tax Band - A

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.