

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



38 Cobden Street, Dresden, Stoke-On-Trent, ST3 4EZ

£825 PCM

- Available NOW!
- Plenty Of Storage
- Fitted Kitchen
- Paved Rear Garden
- Two Bedrooms
- Large Lounge
- Exceptional Bathroom With A White Suite
- Close To Neighbourhood Shops And Longton Town Centre

A high quality property, with plenty of storage in a convenient location! This house on Cobden Street, Dresden is ready to move into right now!

The ground floor accommodation comprises a practical entrance porch which leads into a big living room with fitted carpet and a feature fireplace. The modern shaker style kitchen is first class with integrated appliances and off the rear hallway there is a huge storage cupboard for shoes and coats.

Upstairs you will find two double bedrooms both with additional wardrobes and there is another large storage cupboard on the landing too. The bathroom is exceptional with a white suite, spotlights and P shaped bath.

We know you'll love this house!

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

ENTRANCE PORCH

Fitted carpet. UPVC double glazed front door and windows.

LOUNGE

5.36 x 4.27 max 3.91 min

Fitted carpet. Radiator. Two UPVC double glazed windows. Feature fireplace with gas fire.

HALL

Fitted carpet. UPVC double glazed rear door. Ornamental radiator. Under stairs storage, large storage cupboard with shelving.

KITCHEN

10'3" x 7'6" (3.12 x 2.29)

Shaker style range of wall cupboards and base units with soft close drawers and integrated dishwasher, gas hob, electric oven and with stainless steel hood. Grey laminate flooring. UPVC double glazed window. Spotlights.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Half landing. UPVC double glazed window. Large storage cupboard. Boiler cupboard with gas combi boiler.

BEDROOM ONE

14'4" x 9'0" (4.37 x 2.74)

Fitted carpet. Radiator. UPVC double glazed window. Large fitted wardrobes. One leather textured wall.

BEDROOM TWO

12'0" x 8'6" (3.66 x 2.59)

Fitted carpet. Radiator. UPVC double glazed window. Integrated wardrobe.

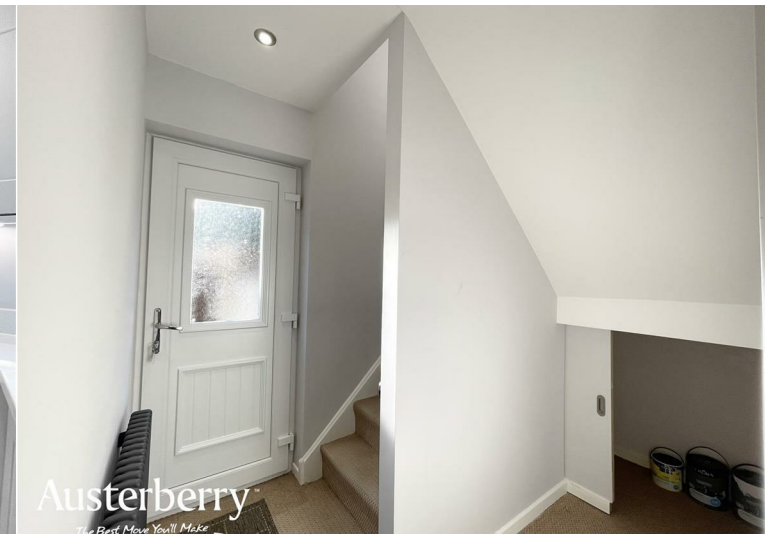
BATHROOM

8'11" x 5'6" (2.72 x 1.68)

Part tiled walls. Radiator. White suite consisting of a sink with vanity unit and integrated wc and a P shaped bath with shower fitting over. UPVC double glazed window. Extractor fan.

OUTSIDE

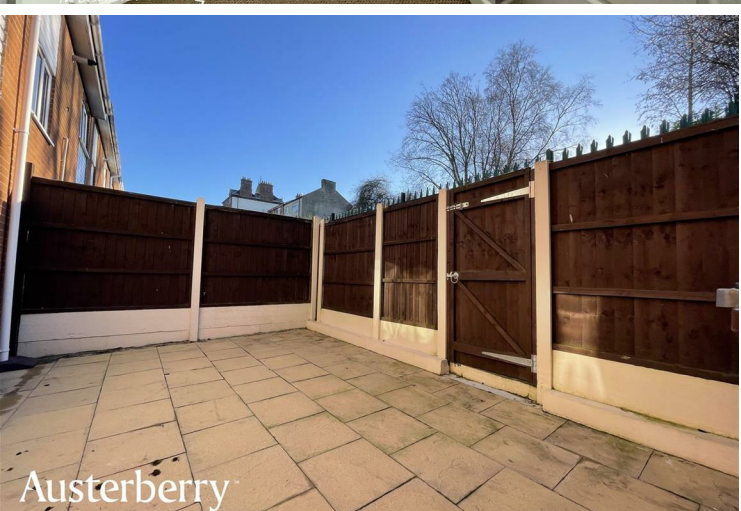
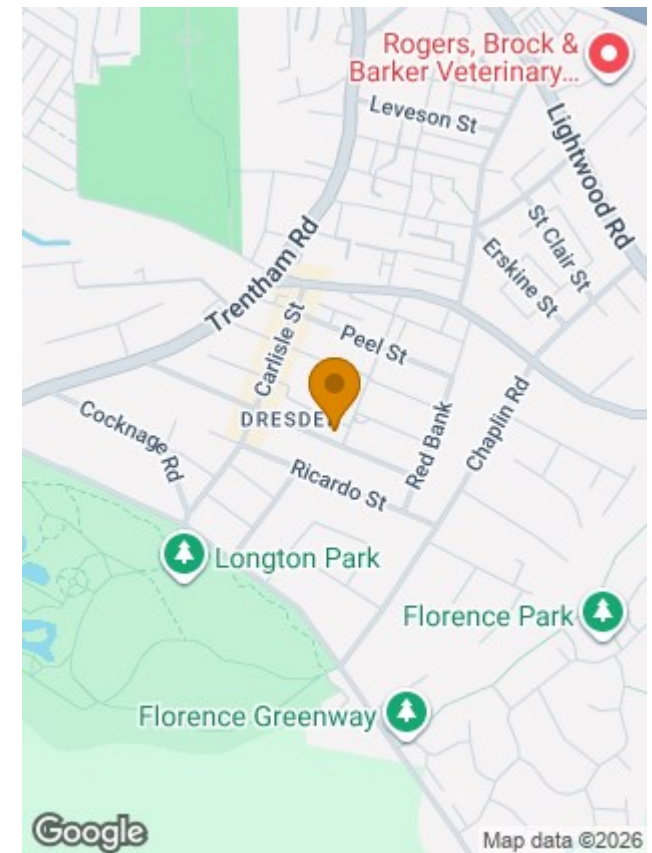
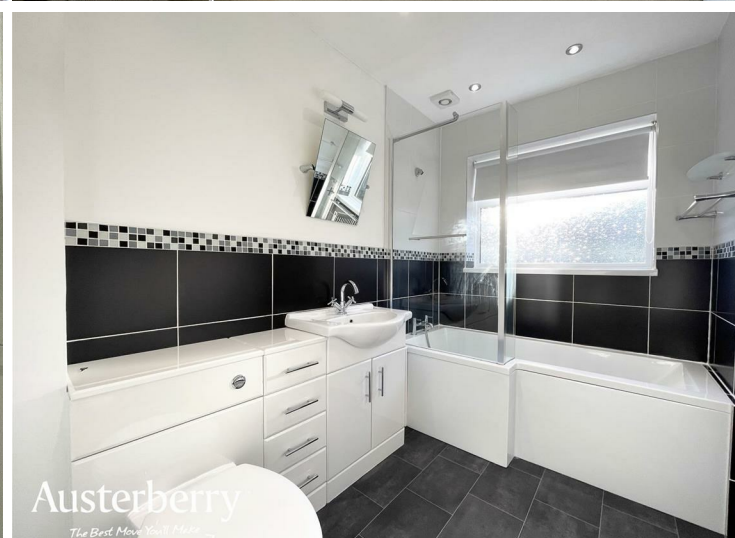
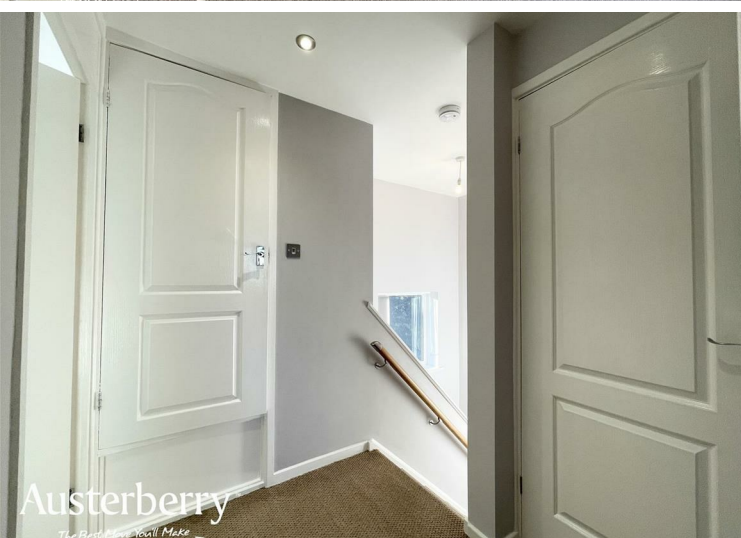
Private low maintenance paved rear garden.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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 - £825pcm

Deposit - £951

Holding Deposit - £190

Council Tax Band - A

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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