

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **AVAILABLE SEPTEMBER 2023: Furnished Four Bed Student Rental**
- **Gas Central Heated, Part Double Glazed**
- **Energy Performance Band E, Rating 50**
- **Close to Shops, Bars & Keele Bus Route**
- **Bills Included in the rental.**
- **Please Ask One of Our Advisors For Further Details**



69 Friarswood Road, Newcastle
Newcastle, ST5 2EF

**Weekly Rental Of
£105 per room per
week inc bills**

Description

STUDENT LETTING AVAILABLE ACADEMIC YEAR 2022-2023: A fully furnished four bedroom terrace, located in the Market Town of Newcastle-under-Lyme, with the local bars, restaurants and cinema all within walking distance, and Keele University just a short bus or car journey away. The property is gas central heated and part double glazed, with living accommodation comprising hallway, ground floor bedroom, living room, kitchen, utility room, and W.C. / washroom at ground floor level, with three bedrooms and a bathroom to the first floor. To the rear of the property is a small garden area, with wooden decking, paved patio area and planted shrubs.

PLEASE NOTE: Keates are employed to secure tenants only; once you sign a lease you will be dealing directly with your landlord.

Ground Floor

Hallway 12' 2" x 2' 11" (3.7m x 0.9m) max.

With single glazed window, radiator, and wood laminate flooring.

Bedroom 1 11' 8" x 8' 4" (3.56m x 2.53m) max.

With pvcu double glazed window, wardrobe, drawers, desk, chair, radiator, power points, and wood laminate flooring.

Living Room 15' 1" x 11' 6" (4.6m x 3.5m) max.

With pvcu double glazed window, two leather sofas, TV and TV unit, under-stairs store, gas fire, radiator, power points, aerial point, telephone point, and wood laminate flooring.

Kitchen 12' 2" x 7' 4" (3.72m x 2.24m) max.

Fitted kitchen with light wood colour units, granite-effect worktops, sink unit, and appliances including microwave, kettle, cooker and hob with extractor hood. Also with pvcu double glazed window, recessed spotlights, power points, part-tiled walls, and vinyl flooring.

Utility 7' 4" x 4' 9" (2.24m x 1.44m) max.

With single glazed window, washing machine, tumble dryer, fridge freezer, radiator, power points, and vinyl flooring.

W.C. / Washroom 4' 9" x 2' 9" (1.44m x 0.83m) max.

With single glazed window, W.C., corner wash basin, radiator, and vinyl flooring.

First Floor

Bathroom 9' 1" x 5' 11" (2.77m x 1.81m) max.

White bathroom suite comprising W.C., pedestal washbasin, and panelled bath with shower over, and fitted curtain. Also with towel radiator, recessed spotlights, extractor fan, laundry cupboard, medicine

cabinet, shelving, shaver socket, part-tiled walls and vinyl flooring.

Bedroom 2 9' 3" x 7' 7" (2.82m x 2.3m) max.

With pvcu double glazed window, single bed, wardrobe, chest of drawers, desk, office chair, shelving, radiator, power points, and wood laminate flooring.

Bedroom 3 11' 1" x 6' 10" (3.38m x 2.08m) max.

With pvcu double glazed window, single bed, wardrobe, chest of drawers, desk, office chair, radiator, power points, and wood laminate flooring.

Bedroom 4 15' 7" x 8' 7" (4.75m x 2.62m) max.

With pvcu double glazed window, walk-in wardrobe, chest of drawers, desk, office chair, radiator, power points, and wood laminate flooring.

Outside

To the rear of the property is a small garden area, with wooden decking, paved patio area and planted shrubs.

Viewings

To view this, or any other of our properties, please call 01782 413580. If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money. Viewings strictly by appointment only.

Keates Hulme for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates Hulme or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates Hulme nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Applications

If you wish to apply for tenancy you will need to complete the preliminary application form so we can decide if you are likely to pass the referencing process. You should therefore drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

Deposits will usually be one months rental. If you have a pet the deposit may be raised by one weeks rental subject to the landlord's approval. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

Our Agency

We are a RICS's regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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Energy performance certificate (EPC)

69 FRIARSWOOD ROAD NEWCASTLE UNDER LYME ST5 2EF	Energy rating D	Valid until: 27 April 2031
		Certificate number: 8919-5124-2000-0768-3226

Property type Mid-terrace house

Total floor area 86 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance