

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Large Four Bed Detached
- Modern Kitchen and Bathroom
- EPC Awaited, Council Tax E
- Parking and Gardens
- Gas Central Heated, Double Glazed
- Ask an adviser to book your viewing



**Sneyd Vicarage, Hamil Road**  
Stoke-On-Trent, ST6 1AP

**Monthly Rental Of**  
**£1,095**

## Description

A large four bed detached property, situated on the outskirts to Burslem close Port Vale football club. This large detached property benefits from gas central heating, double glazing, modern kitchen and bathroom. Accommodation comprises entrance hall, study, inner hall, kitchen, utility, dining room, WC and living room at ground floor level with four bedrooms, a family bathroom and separate WC to the first floor. To the frontage is a tarmac driveway suitable parking three cars and a single garage. At the rear is an enclosed garden with patio seating area. We cannot guarantee a tenancy beyond 6 months please read the relevant information clause. The property would be ideal for those between house sales

## Ground Floor

### Entrance Porch

With tiled floor, PVCu door front access to study.

### Study 13' 6" x 13' 0" (4.12m x 3.96m)

With carpeted floor, radiator, Power Point.

### Inner Hall

With wood effect floor, built-in cupboard, Power Point, stairs off, radiator.

### Kitchen 12' 2" x 14' 2" (3.71m x 4.33m)

Modern fitted kitchen with grey wall and base units wood effect surfaces over. Splash backs to walls and tile effect floor. Includes Power Point, cooker point.

### Utility room 10' 5" x 7' 10" (3.17m x 2.38m)

With fitted base unit in grey wood effect surface over. Tiled floor, Power Point, washer point

### Dining Room 13' 2" x 11' 9" (4.01m x 3.58m)

With parquet floor, radiator, points, feature hearth with inset fire.

### WC 4' 5" x 6' 0" (1.35m x 1.83m)

Modern fitted suite in white with WC and basin. Part tiled walls and tile effect floor. Includes radiator.

### Living Room 17' 11" x 13' 9" (5.46m x 4.18m)

With parquet floor, radiator, Power Point, patio door to rear.

## First Floor

### Landing

With carpeted floor, feature window to side, balustrade, radiator, and Power Point.

### Bedroom 1 12' 6" x 13' 0" (3.82m x 3.97m)

With a radiator, Power Point.

### Bedroom 2 12' 10" x 13' 9" (3.92m x 4.18m)

With carpeted floor, radiator, Power Point.

### Bedroom 3 7' 8" x 12' 6" (2.34m x 3.82m)

With carpeted floor, radiator, Power Point, built-in cupboard.

### Family Bathroom 13' 3" x 6' 7" (4.04m x 2.00m)

Modern fitted bathroom suite in white with pedestal basin, panel bath, enclosed shower cubicle with electric shower and screen. Part marble effect walls and tile effect floor. Includes radiator and extractor fan.

### WC 4' 8" x 6' 0" (1.42m x 1.83m)

Fitted bathroom suite in white with WC, pedestal basin, part tiled walls and tiled floor. Includes radiator.

### Bedroom 4 15' 7" x 15' 3" (4.75m x 4.65m)

With carpeted floor, radiator, Power Point, built-in cupboard.

## Outside

To the frontage is a tarmac driveway, suitable for Parking three cars. At the rear is an enclosed garden with patio seating area.

## Relevant Information

The property will be leased for a 12 month period with a break clause after 6 months as our client cannot guarantee long term rental. If you require long term accommodation we advise this property may not be suitable for you as a tenant.

## Viewings

To view this, or any other of our properties, please call **01782 847083**.

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



### 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 RIC'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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