

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Four Bedroom Detached**
- **Gas Central Heating, Two Reception Rooms**
- **Gardens, Driveway & Garage.**
- **References and Deposit Required.**
- **Energy Performance Band E, Rating 45**
- **Please Ask One of Our Advisors For**



48 Thames Drive, Biddulph
Stoke-On-Trent, ST8 7HL

Monthly Rental Of
£895

Description

AVAILABLE MID APRIL 2021: Four bedroom detached with gardens and garage, in the Staffordshire Moorlands town of Biddulph. The property is gas central heated, with living accommodation comprising hallway, living room, dining room, kitchen and WC at ground floor level, with four bedrooms and a bathroom to the first floor. There is a lawned garden to the front of the property, with a tarmac driveway leading to a single integral garage. To the rear, there is an enclosed garden, laid mainly to lawn. See the full lettings particulars for fees due and standard terms of letting.

This property is let and managed by Keates Hulme

Living Room 10' 8" x 16' 4" (3.25m x 4.99m)

With gas fire, radiator, power points, aerial points, telephone point, and carpeted flooring.

Dining Room 10' 9" x 10' 0" (3.27m x 3.06m)

With radiator, power points, and carpeted flooring.

Kitchen 9' 1" x 14' 4" (2.76m x 4.38m)

Fitted kitchen with wood colour wall and base units, beige work surfaces, and sink unit. Also with vinyl flooring, radiator, washer point, power points and part tiled walls.

W.C. 3' 5" x 5' 6" (1.04m x 1.67m)

With WC and wash basin

First Floor

Bedroom 1 12' 0" x 13' 1" (3.66m x 3.98m)

With radiator, power points, and carpeted flooring.

Bedroom 2 8' 2" x 10' 4" (2.5m x 3.16m)

With radiator, power points, and carpeted flooring.

Bedroom 3 7' 6" x 9' 2" (2.29m x 2.79m)

With radiator, power points, and carpeted flooring.

Bedroom 4 7' 10" x 13' 11" (2.38m x 4.23m)

With built-in cupboard, radiator, power points, and carpeted flooring.

Bathroom 6' 9" x 8' 2" (2.07m x 2.48m)

Bathroom suite comprising pedestal wash basin, WC and panelled bath with a shower over. Also with part tiled walls and vinyl flooring.

Outside

There is a lawned garden to the front of the property, with a tarmac driveway leading to a single integral

garage. To the rear, there is an enclosed garden, laid mainly to lawn.

Viewings

To view this, or any of our properties, please call our Stoke office on 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.

Keates Hulme for themselves and for the landlord 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 landlord. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The landlord 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 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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Energy performance certificate (EPC)

48 THAMES DRIVE BIDDULPH ST8 7HL	Energy rating D	Valid until: 25 April 2031 Certificate number: 0737-3005-5204-4309-6204
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Property type

Detached house

Total floor area

103 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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