

# KEATES

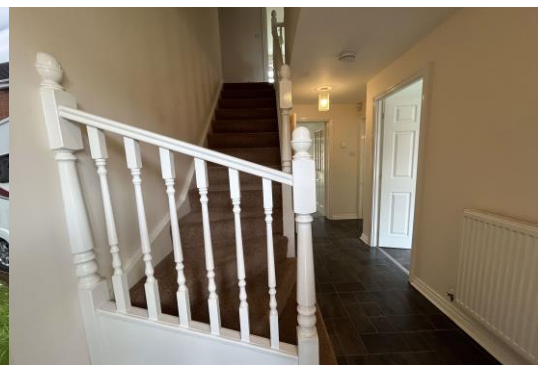
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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Four Bed Detached House**
- **Views onto Fields**
- **EPC Band C, Rating 69. Council Tax D**
- **Parking and Gardens**
- **Central Heated, Double Glazed**
- **Ask an adviser to book your viewing**



**30 Rockingham Drive, Cheadle**  
Stoke-On-Trent, ST10 1YT

**Monthly Rental Of**  
**£1,200**

## Description

A four bedroom detached property situated on the outskirts of Cheadle. This four bedroom property Benefits from gas central heating, double glazing, off-road parking and garden to the rear. accommodation comprises entrance hall, study, utility, WC, dining room kitchen and living room at ground floor level with four bedrooms and two bathrooms to the first floor floor. To the frontage is a tarmac driveway suitable for parking two cars at the rear is an enclosed garden with lawn and patio seating area. At the rear is a lawn garden and hedged borders. We cannot guarantee a tenancy beyond 6 months please read the relevant information clause. The property would be ideal for those between house sales

## 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.

## Ground Floor

### Entrance Hallway

With tile effect floor, radiator, Power Point.

### Study 8' 9" x 10' 8" (2.67m x 3.26m)

With carpeted floor, electric heater, Power Point.

### Utility room 6' 0" x 8' 3" (1.83m x 2.52m)

Fitted wall and base units in white. Tile effect floor. includes, boiler, Power Point and Washer point.

### WC 3' 5" x 4' 11" (1.05m x 1.50m)

Fitted suite in white with corner basin and WC. Part tiled wall and wooden floor. Includes radiator and extractor fan.

### Dining Room 9' 8" x 10' 4" (2.94m x 3.16m)

With tile effect floor, a radiator, Power Point.

### Kitchen 15' 8" x 9' 2" (4.77m x 2.80m)

Modern fitted kitchen with white wall and base units marble effect surfaces. Part tiled walls and tile effect floor. Includes, cooker point, Power Point, door to rear.

### Living Room 11' 3" x 14' 8" (3.43m x 4.46m)

With carpeted floor, radiators, Power Point, with inset fire, patio door rear.

## First Floor

### Landing

With carpet floor, Power Point, built-in airing cupboard.

### Bedroom 1 11' 1" x 14' 6" (3.38m x 4.42m)

With car floor, radiator, PowerPoint, built-in wardrobes, aerial point and en-suite bathroom off.

### En-suite 8' 11" x 5' 1" (2.72m x 1.54m)

Fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with combination shower and screen. Part tiled walls and tile effect floor. Includes a radiator

### Bedroom 2 9' 5" x 12' 4" (2.86m x 3.77m)

With carpeted floor, radiator, Power Point.

### Bedroom 3 9' 7" x 7' 1" (2.93m x 2.15m)

With carpeted floor, radiator, Power Point.

### Bedroom 4 9' 10" x 8' 4" (3.00m x 2.55m)

With carpeted floor, radiator, power points, built-in cupboard.

### Family Bathroom 8' 6" x 8' 6" (2.60m x 2.59m)

Fitted bathroom suite in white with WC, basin, panel bathroom with mixer shower over. Half tiled walls and tile effect floor. Includes a radiator and extractor fan.

## Outside

To the frontage is a tarmac driveway suitable for parking two cars at the rear is an enclosed garden with lawn and patio seating area.

## 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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# Energy performance certificate (EPC)

**!** This certificate has expired.

30, Rockingham Drive Cheadle STOKE-ON-TRENT ST10 1YT	Energy rating	This certificate expired on:	13 April 2024
	<b>C</b>	Certificate number:	0424-2824-7349-9294-3245

Property type	Detached house
Total floor area	117 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	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