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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Two Bed Modern Mews House**
- **Gas Central Heated, Double Glazed**
- **EPC Band B Rating 84 Council Tax B**
- **Modern Kitchen and Bathroom**
- **Parking & Garden**
- **Ask an adviser to book your viewing**



8 Bob Mcgrory Street, Stoke-On-Trent
Stoke-On-Trent, ST4 4FH

Monthly Rental Of
£895

Description

A two bedroom modern Mews house with a high performance EPC rating. This modern property benefits from gas central heating and double glazing throughout, modern kitchen and bathroom. Accommodation comprises entrance hall, WC, kitchen and living room at ground floor level with two bedrooms and a family bathroom to the first floor. To the frontage is a block paved driveway suitable for parking one small car at the rear as a lawn garden and patio seating area.

Ground Floor

Hallway

With laminate floor, Power Point, radiator.

WC *3' 9" x 5' 11" (1.15m x 1.81m)*

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

Kitchen *6' 11" x 9' 10" (2.10m x 2.99m)*

Modern fitted kitchen with white wall and base units granite effect surfaces over. Tile effect floor. Includes integrated cooker hob and extractor hood, Power Point, Washer point.

Living Room *14' 5" x 13' 5" (4.39m x 4.10m)*

With laminate floor, radiator, Power Point, built-in cupboard, patio doors onto rear.

First Floor

Landing

With carpeted floor, Power Point, radiator.

Bedroom 1 *8' 2" x 13' 5" (2.50m x 4.09m)*

With carpeted floor, radiator, PowerPoint, built-in cupboard.

Family Bathroom *7' 0" x 6' 2" (2.14m x 1.87m)*

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with mixer shower and screen over. Part tiled walls and tile effect floor.

Bedroom 2 *8' 9" x 13' 5" (2.66m x 4.10m)*

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

Outside

To the frontage is a block paved driveway suitable for parking one small car at the rear as a lawn garden 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)

8, Bob McGrory Street STOKE-ON-TRENT ST4 4FH	Energy rating	Valid until: 4 September 2028
	B	Certificate number: 8104-4156-7039-2507-9183

Property type Mid-terrace house

Total floor area 59 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 B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	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
- the average energy score is 60

Breakdown of property's energy performance