

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Two Bedroom Character Cottage**
- **Parking and Gardens**
- **Close to Cheadle Town Centre**
- **Central Heated, Double Glazed**
- **EPC Band D Rating 62 Council Tax B**
- **Ask an adviser to book your viewing**



**37 Ashbourne Road, Cheadle**  
Stoke-On-Trent, ST10 1HF

**Monthly Rental Of**  
**£995**

## Description

A modernised two bedroom semi-detached cottage situated close to Cheadle town Centre. The property benefits from central heating, double glazing, gardens and off-road parking. Accommodation comprises living room, dining room, kitchen at ground floor level with two bedrooms and a family bathroom to the first floor. To the frontage is a lawn and paved parking space to the side lawn garden leading to a rear patio seating area.

## Ground Floor

To the frontage is a lawn and paved parking space to the side lawn garden leading to a rear patio seating area.

### Dining Room *11' 11" x 11' 1" (3.64m x 3.38m)*

With tiled floor, radiator, Power Point. Open plan on kitchen.

### Kitchen *6' 11" x 12' 1" (2.11m x 3.69m)*

Modern fitted kitchen with oak effect wall and base units marble effect surfaces over. Majority tiled walls and tiled floor. Includes cooker point, Washer point, Power Point. Inset spotlighting and extractor fan.

### Living Room *10' 11" x 17' 5" (3.32m x 5.32m)*

With tiled floor, radiators, power points, aerial point, feature hearth with open fire.

## First Floor

### Landing

With carpeted floor, Power Point, window onto rear, stairs off.

### Bedroom 1 *11' 7" x 11' 11" (3.53m x 3.63m)*

With carpeted floor, radiator, Power Point.

### Family Bathroom *9' 2" x 6' 2" (2.80m x 1.89m)*

Modern fitted bathroom suite in white with WC, basin set in vanity unit, panel bath with mixer shower over. Fully tiled walls and wood effect floor. Includes extractor fan and towel radiator.

### Bedroom 2 *9' 8" x 17' 6" (2.95m x 5.33m)*

With carpeted floor, radiator, Power Point, en-suite shower.

## Outside



### 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)

37 Ashbourne Road Cheadle STOKE-ON-TRENT ST10 1HF	Energy rating	Valid until: 27 June 2034
	<b>D</b>	Certificate number: 0310-2496-4360-2424-3965

**Property type** Mid-terrace house

**Total floor area** 85 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 B.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 B
69-80	<b>C</b>		
55-68	<b>D</b>	62 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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