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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- **Modernised Two Bed Terraced House**
- **Large Rear garden and views onto fields**
- **Modern Kitchen and Bathroom**
- **Gas Central Heated and Double Glazed**
- **EPC Awaited, Council Tax A**
- **Ask an adviser to book your viewing**



59 Uttoxeter Road, Tean
Stoke-On-Trent, ST10 4LG

Monthly Rental Of
£625

Description

A completely modernised two bedroomed terraced Style cottage with a large garden at the rear. Situated in the rural town of Tean this two bedroom property benefits from gas central heating, double glazing, modern kitchen and bathroom. Accommodation comprises living room, dining room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. At the rear is extensive lawned garden and patio seating area with views onto fields.

Ground Floor

Living Room 12' 5" x 12' 1" (3.79m x 3.68m)

With carpeted floor, radiator, fitted blinds, Power Point, aerial point, Inglenook style fireplace.

Dining Room 8' 11" x 8' 1" (2.71m x 2.46m)

With vinyl floor, radiator, Power Point, Fitted shelving and built in cupboard.

Kitchen 10' 8" x 6' 8" (3.24m x 2.04m)

Modern fitted kitchen with cream wall and base units granite effect surfaces over. Feature tiled wall and vinyl floor. Includes integrated cooker hob and extractor hood, radiator, Power Point, door to rear.

Bathroom 5' 8" x 9' 4" (1.72m x 2.85m)

Modern fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with electric shower. Plasticised walls and vinyl floor. Includes radiator, extractor fan, built-in cabinet.

First Floor

Landing

With carpeted floor, stairs off.

Bedroom 1 12' 11" x 12' 1" (3.93m x 3.68m)

With carpet floor, radiator, Power Point, fitted blind.

Bedroom 2 9' 10" x 7' 9" (3.00m x 2.35m)

With carpeted floor, radiator, Power Point and window onto rear overlooking fields.

Outside

At the rear is a lawned garden with patio seating area and views onto fields.

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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