

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Three Bedroom Semi Detached**
- **Gas Central Heating, Majority Double Glazing,**
- **Gardens & Parking**
- **References and Deposit Required.**
- **Energy Performance Band E, Rating 46, Council Tax A**
- **Please Ask One of Our Advisors For**



527 Dividy Road, Bucknall
Stoke-On-Trent, ST2 0BX

Monthly Rental Of
£795

Description

A furnished three bedroom semi with gardens and parking. The property is gas central heated and majority double glazed, with accommodation comprising living room, kitchen, utility and WC/ washroom at ground floor level, with three bedrooms and a bathroom to the first floor. There are gardens to the front and rear, with a paved driveway providing off-road parking.

This property is let and managed by Keates

Ground Floor

Living Room 16' 3" x 11' 8" (4.96m x 3.56m) max. to bay

With pvcu double glazed bay window to front aspect, feature hearth and electric fire, radiator, aerial point, power points, and carpeted flooring.

Kitchen 11' 5" x 11' 5" (3.47m x 3.49m) max.

Fitted kitchen with light oak colour units, wood-effect worktops, sink and drainer uni and cooker and hob. Also with pvcu double glazed window, newly-fitted combi boiler, radiator, power points, washer point, and carpet-tiled flooring.

Utility 8' 8" x 8' 3" (2.63m x 2.51m)

With single glazed window, radiator, power points, carpet-tiled flooring and rear entrance door.

W.C. / Washroom 4' 6" x 2' 9" (1.37m x 0.85m) max.

With single glazed window, WC, and carpet-tiled flooring.

Bedroom 1 13' 10" x 12' 2" (4.22m x 3.72m) max.

With pvcu double glazed window, radiator, power points, and carpeted flooring.

Bedroom 2 10' 7" x 8' 6" (3.22m x 2.6m) max.

With pvcu double glazed window, radiator, power points, and carpeted flooring.

Bedroom 3 11' 3" x 10' 11" (3.42m x 3.32m) max.

With pvcu double glazed window, radiator, power points, and carpeted flooring.

Bathroom 8' 10" x 5' 8" (2.68m x 1.73m) max.

White bathroom suite comprising WC, washbasin and panelled bath. Also with pvcu double glazed window, radiator, part-tiled walls, and vinyl flooring.

Outside

There are gardens to the front and rear, with a paved driveway providing off-road parking.

Keates Hulme for themselves and for the vendor 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 vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor 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.

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

527, Dividy Road, STOKE-ON-TRENT, ST2 0BX

Dwelling type: Semi-detached house
Date of assessment: 05 September 2014
Date of certificate: 11 September 2014


Reference number: 0618-2885-7119-9104-0935
Type of assessment: RdSAP, existing dwelling
Total floor area: 83 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

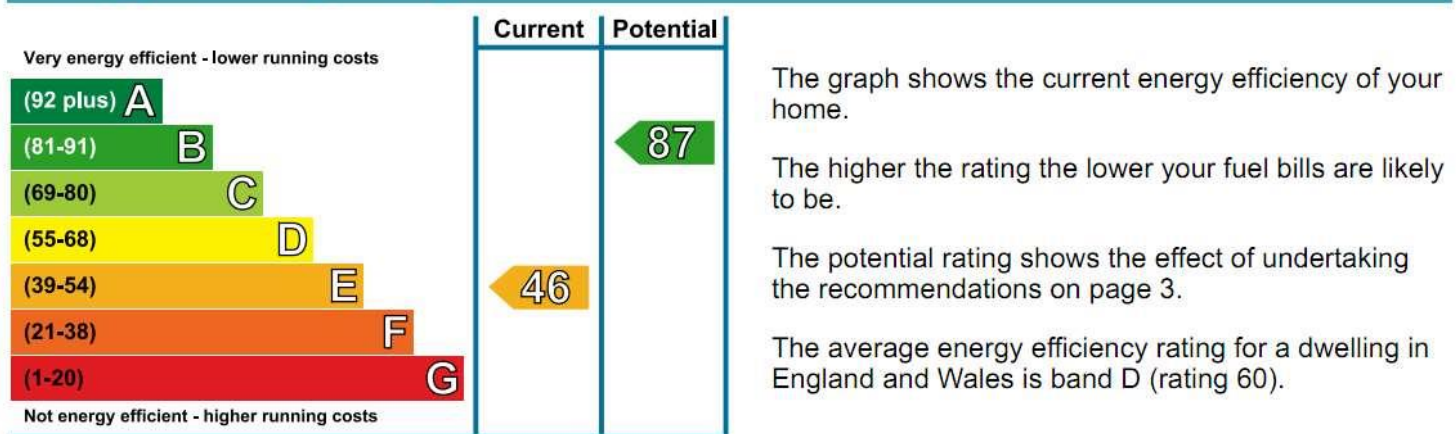
Estimated energy costs of dwelling for 3 years:	£ 3,984
Over 3 years you could save	£ 2,325

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 156 over 3 years	
Heating	£ 3,090 over 3 years	£ 1,257 over 3 years	
Hot Water	£ 678 over 3 years	£ 246 over 3 years	
Totals	£ 3,984	£ 1,659	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 192	✓
2 Cavity wall insulation	£500 - £1,500	£ 894	✓
3 Floor Insulation	£800 - £1,200	£ 225	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.