

# KEATES

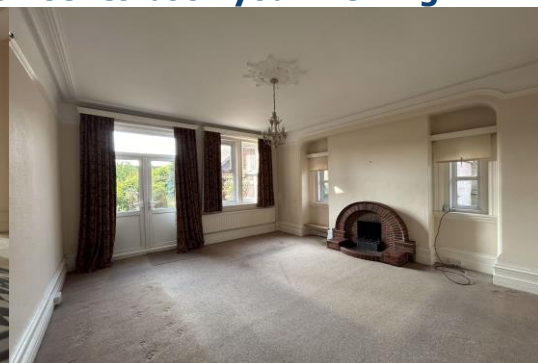
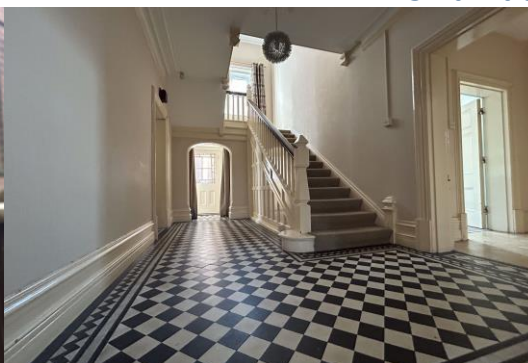
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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Large Period Six Bedroom Detached Property
- Gas Central Heated, Double Glazed
- EPC Awaited, Council Tax A
- Parking, Garage, Gardens
- We cannot guarantee a tenancy beyond 6 months
- Ask an adviser to book your viewing



**St Chads Vicarage, 113 Hunter Street**  
Burton-On-Trent, DE14 2SS

**Monthly Rental Of**  
**£1,750**

## Description

A large period detached property situated close to Burton town centre. This large detached property benefits from gardens, off-road parking, garage, modern kitchen, gas central heating and double glazing throughout. Accommodation comprises large entrance hall, living room, dining room, study, Breakfast room, WC, kitchen/utility and rear hallway at ground floor level with six bedrooms, a family bathroom and separate WC to the first floor. To the frontage is a tarmac driveway suitable for three cars leading to a single detached garage. At the rear is a patio seating area and lawn garden with mature shrubs. 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 Porch

with feature tiled floor, door to front .

### Hallway

With feature tiled floor door front and side, feature staircase.

### Living Room 18' 6" x 14' 5" (5.64m x 4.39m)

With carpeted floor, open fire, Power Point, aerial point, radiator, patio doors onto rear.

### Study 14' 3" x 15' 10" (4.35m x 4.82m)

With carpeted floor, half, radiators, Power Point, built-in shelving.

### Reception Room 15' 11" x 13' 11" (4.85m x 4.23m)

With boarded floor, radiator, Power Point, feature hearth.

### WC 11' 4" x 4' 10" (3.45m x 1.47m)

With tiled floor, WC and basin.

### Dining Room 14' 10" x 11' 7" (4.53m x 3.54m)

With wood effect floor, radiator, Power Point, built-in cupboards, feature hearth, access to cellar .

### Kitchen 18' 6" x 13' 11" (5.65m x 4.23m)

Modern fitted kitchen with cream wall and base units wood effect surfaces over. Part tiled walls and mezzanine floor. Includes cooker point, Power Point, Washer point.

### Rear Porch Enclosed

with brick floor, built-in storage cupboards.

## First Floor

### Gallery Landing

With boarded floor Power Point, radiator

### Bedroom 1 13' 5" x 12' 8" (4.08m x 3.87m)

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

### Bedroom 2 14' 1" x 15' 11" (4.30m x 4.84m)

With boarded floor, Power Point, radiator, feature hearth, built-in storage.

### Bedroom 3 11' 9" x 11' 7" (3.57m x 3.54m)

With radiator, Power Point, boarded floor, feature hearth.

### Bedroom 4 15' 1" x 12' 10" (4.61m x 3.9m)

With boarded floor, radiator, Power Point, feature hearth.

### Bedroom 5 15' 3" x 11' 7" (4.64m x 3.52m)

With carpeted floor, radiator, Power Point, feature hearth, built-in storage.

### Family Bathroom 11' 3" x 6' 2" (3.43m x 1.87m)

Fitted bathroom suite in white with pedestal basin, panel bathroom with electric shower over. Part tiled walls and tiled floor. Includes radiator, built-in cupboards.

### WC 7' 7" x 3' 4" (2.31m x 1.01m)

With tiled floor, WC and basin, radiator.

### Bedroom 6 11' 6" x 14' 6" (3.50m x 4.42m)

With boarded floor, radiator, power points, feature hearth.

## Outside

To the frontage is a walled forecourt with wrought iron railings leading to a side driveway suitable for parking three cars onto a single detached garage. At the rear is a block paved patio seating area leading onto an extensive lawn rear garden. To the side is a block paved walkway leading to a brick built store.

### Garage 19' 9" x 9' 8" (6.03m x 2.94m)

A brick and block single garage with concrete floor, electrical lighting, Power Point and double doors.

## 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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