

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Three Bedroom Detached House**
- **Central Heated, Double Glazed**
- **Parking & Gardens**
- **Council Tax D**
- **EPC being renewed**
- **Ask an adviser to book your viewing**



6 Picasso Rise, Stoke-On-Trent
Stoke-On-Trent, ST3 7GF

Monthly Rental Of
£1,100

Description

Modern three bedroom detached property situated in the popular suburb of Meir Park. This three bedroom detached property benefits from Gas central heating, double glazing, front and rear gardens. Accommodation comprises entrance hall, WC, living room, dining room, conservatory, kitchen, utility and integral garage at ground floor level with three bedrooms (one en-suite) and a family bathroom to the first floor. To the frontage is a tarmac drive suitable for parking one car and a low maintenance gravel garden. At the rear is an enclosed garden with patio seating area and lawn.

Ground Floor

Hallway

With laminate floor, radiator, Power Point, built-in cupboard.

WC 3' 5" x 5' 7" (1.04m x 1.70m)

Fitted suite in white with WC and basin. Part tiled walls and tiled floor. Includes radiator.

Living Room 11' 0" x 17' 5" (3.36m x 5.30m)

With laminate floor, radiator, Power Point, aerial point, feature hearth with inset fire.

Dining Room 10' 9" x 9' 4" (3.28m x 2.85m)

With laminate floor, radiator, Power Point.

Conservatory 11' 2" x 10' 10" (3.40m x 3.31m)

With tiled floor, radiator, power points.

Kitchen 10' 8" x 9' 11" (3.26m x 3.01m)

Modern fitted kitchen with cream wall and base units, granite effect surfaces over. Part tiled walls and tile floor. Include integrated cooker hob and extractor hood, dishwasher, Power Point.

Utility room 6' 5" x 10' 0" (1.96m x 3.04m)

Fitted base unit in cream with granite effect surfaces over. Part tiled walls and tile floor. Includes Washer point, dryer point, Power Point, radiator. Door to rear door to garage.

Garage 21' 7" x 8' 3" (6.59m x 2.52m)

With up and over door, concrete floor, electrical power and lighting.

First Floor

Landing

With carpeted floor, radiator, built-in airing cupboard, Power Point.

Bedroom 1 10' 7" x 10' 0" (3.23m x 3.04m)

With carpeted floor, radiator, Power Point.

Bedroom 2 7' 8" x 6' 6" (2.33m x 1.98m) Childs Bedroom/ Office

With built-in wardrobes, radiator, PowerPoint.

Bedroom 3 10' 11" x 11' 8" (3.34m x 3.55m)

With carpeted floor, radiator, PowerPoint, built-in wardrobe, en-suite off.

En-suite 4' 2" x 8' 6" (1.27m x 2.58m)

Fitted bathroom suite in white with WC, basin, walking in shower cubicle with electric shower. Part tiled walls and carpeted floor. Include radiator, extractor fan, Power Point.

Bathroom 7' 6" x 6' 11" (2.29m x 2.10m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bathroom with electric shower and screen over. Part tiled walls and tile floor. Includes a radiator and extractor fan.

Outside

To the frontage is a tarmac drive suitable for parking one car and a low maintenance gravel garden. At the rear is an enclosed garden with patio seating area and lawn.

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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