

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- One bedroom semi-detached bungalow
- Double glazed
- Epc Ban C Rating 71. Council Tax A
- Gas Central heated
- Front and rear gardens
- Ask an advisor to book your viewing



**87 Heathcote Street, Stoke-On-Trent**  
Stoke-On-Trent, ST3 1AB

**Monthly Rental Of**  
**£675**

## Description

A one bedroom semidetached bungalow situated on Heathcote Street close to Longton town Centre. The property benefits from gas central heating, double glazing, front and rear gardens. Accommodation comprises entrance hall, kitchen, bathroom, living room, bedroom. To the front it is a low maintenance paved garden at the rear is an enclosed rear garden with lawn.

## Accommodation

### Entrance Hall

With PVCU door to side, radiator, Power Point, fitted carpet

### Kitchen *10' 6" x 6' 4" (3.20m x 1.93m)*

Modern fitted kitchen with pale wood wall and base units marble effect surfaces over. Part tiled walls and tile effect floor. Include cooker point, Power Point, Washer point, radiator.

### Bathroom *7' 4" x 5' 1" (2.24m x 1.55m)*

Modern fitted bathroom suite in white with WC, basin set in vanity unit, enclosed shower cubicle with electric shower. Part tiled walls and tile effect floor. Include radiator and extractor fan.

### Living Room *12' 2" x 9' 11" (3.71m x 3.03m)*

With carpeted floor, radiator, Power Point, aerial point.

### Bedroom *10' 11" x 12' 1" (3.32m x 3.69m)*

With carpeted floor, radiator, power points.

### Outside

To the front it is a low maintenance garden leading to a rear garden with 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.



# Energy performance certificate (EPC)

87 Heathcote Street STOKE-ON-TRENT ST3 1AB	Energy rating <b>C</b>	Valid until: <b>21 September 2033</b>
		Certificate number: <b>2437-1421-8300-0552-0222</b>

Property type	Semi-detached bungalow
Total floor area	47 square metres

## Rules on letting this property

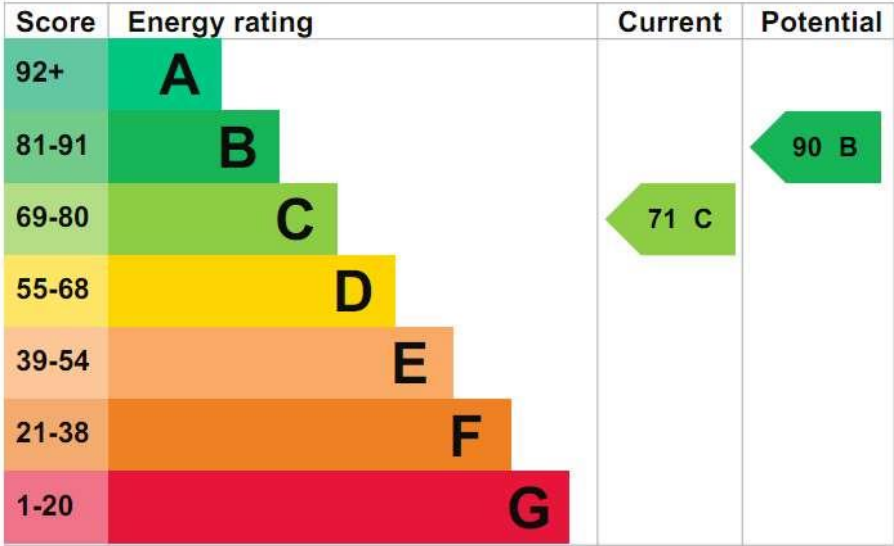
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

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



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