

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
[www.keates.uk.com](http://www.keates.uk.com)



- Two Bed Mid Terraced House
- Modern Bathroom
- EPC Band D, Rating 67
- Gas Central Heating
- Recently Decorated
- Ask an adviser to book your viewing



**7 Fenpark Road, Stoke-On-Trent**  
Stoke-On-Trent, ST4 3JT

**Monthly Rental Of**  
**£475**

## Description

VIDEO TOUR ONLINE. A two bedroomed terraced property conveniently located close to main infrastructure links. Benefiting from a modern bathroom and gas central heating this two bedroom terraced property comprises dining room, living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. To the rear is an enclosed paved yard with pedestrian access.

## Ground Floor

### Dining Room 11' 11" x 10' 10" (3.64m x 3.31m)

With carpeted floor, radiator, Power Point and built-in cupboard. Feature hearth, wall lights, telephone point.

### Living Room 11' 11" x 10' 10" (3.62m x 3.30m)

With carpeted floor, radiator, Power Point, feature hearth and stairs off.

### Kitchen 9' 10" x 5' 10" (3.00m x 1.77m)

Fitted kitchen with white wall and base units blue granite effect surfaces over. Part tiled walls and wood effect vinyl floor. Includes cooker point, Power Point and washer point.

### Bathroom 5' 11" x 6' 7" (1.80m x 2.00m)

Newly fitted modern fitted bathroom suite in white with WC, pedestal basin, panelled bath with mixer shower over. Part tiled walls and wood effect vinyl floor.

## First Floor

### Bedroom 1 11' 11" x 10' 10" (3.64m x 3.31m)

With carpeted floor, radiator and power points.

### Bedroom 2 12' 4" x 10' 10" (3.76m x 3.30m)

With carpeted floor, radiator, Power Point and built-in cupboard

## Outside

Enclosed yard with pedestrian access.

## 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 RICS'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

7, Fenpark Road, STOKE-ON-TRENT, ST4 3JT

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 20 June 2018  
**Date of certificate:** 20 June 2018

**Reference number:** 0459-2880-7162-9728-5721  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 68 m<sup>2</sup>

## 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

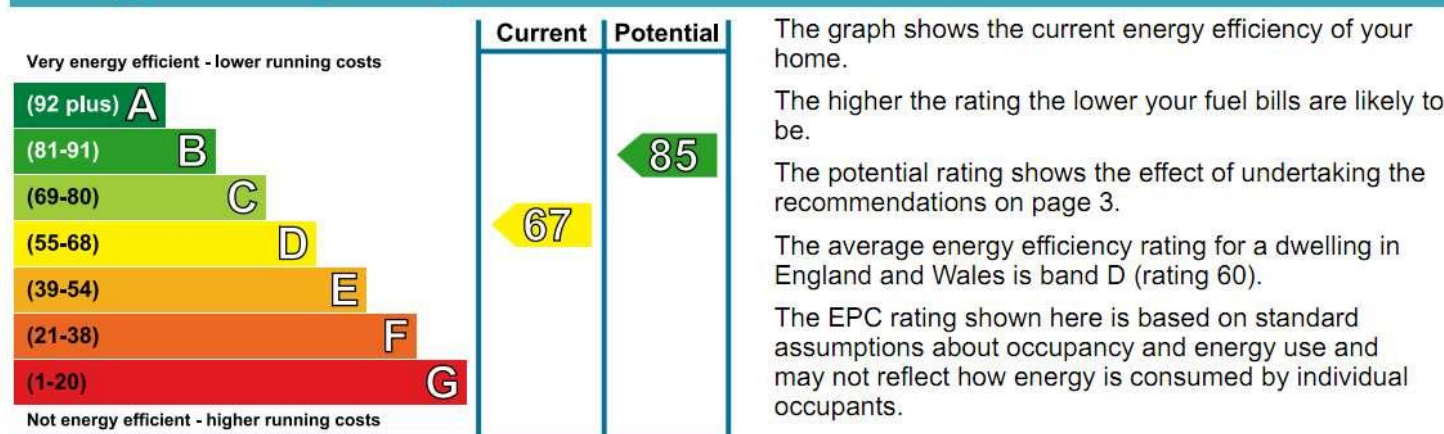
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,049</b>
<b>Over 3 years you could save</b>	<b>£ 426</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 147 over 3 years	
Heating	£ 1,572 over 3 years	£ 1,290 over 3 years	
Hot Water	£ 276 over 3 years	£ 186 over 3 years	
<b>Totals</b>	<b>£ 2,049</b>	<b>£ 1,623</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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
1 Cavity wall insulation	£500 - £1,500	£ 96
2 Low energy lighting for all fixed outlets	£15	£ 48
3 Solar water heating	£4,000 - £6,000	£ 93

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

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.