

KEATES

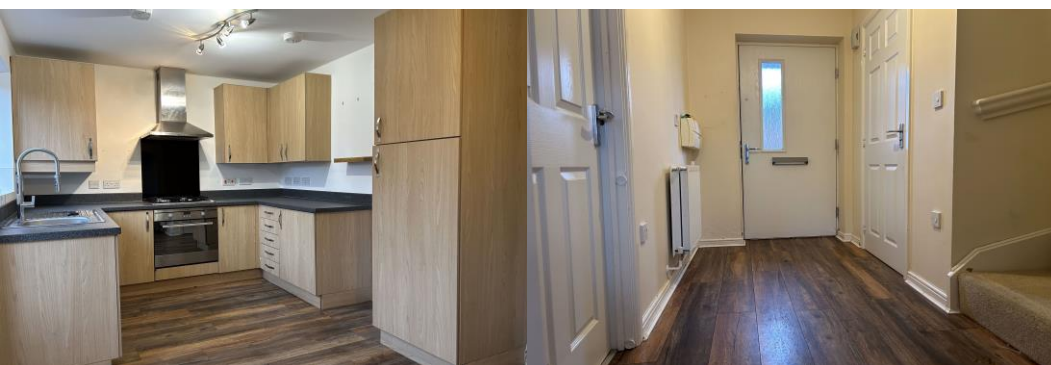
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Large Two Bed Semi Detached Property
- Modern Kitchen
- EPC Band B, Rating 83. Council Tax B
- Gas Central Heated, Double Glazed
- Garden and Parking
- Ask an adviser to book your viewing



11 Cecilly Grove, Cheadle
Stoke-On-Trent, ST10 1GA

Monthly Rental Of
£850

Description

A modern two bedroom semidetached property, situated on a quiet cul-de-sac close to Cheadle Town Centre. This modern property benefits from gas central heating, double glazing, and a modern kitchen and bathroom. Accommodation comprises hallway, ground floor, WC, living room and kitchen diner at ground floor level with two double bedrooms and a bathroom to the first floor. To the frontage is a block paved driveway suitable for parking one car. At the rear is a lawned garden with patio seating area.

Ground Floor

Hallway

With composite door to front, wooden floor, radiator, Power Point, stairs off.

WC 3' 5" x 5' 6" (1.05m x 1.68m)

Fitted suite in white with WC and basin, carpeted floor, radiator and window to front.

Living Room 9' 5" x 14' 7" (2.86m x 4.45m)

With carpeted floor, radiator, power, points, aerial point, telephone point, fitted blinds and large window to front.

Kitchen/Diner 10' 6" x 17' 4" (3.20m x 5.28m)

Modern fitted kitchen with oak effect wall and base units granite effect, surfaces over. Wooden floor, integrated cooker, hob, and extractor hood, power, points, door to rear, built-in storage cupboard.

First Floor

Landing

Large landing space with electrical power point and two built-in cupboards.

Bedroom 1 12' 5" x 10' 1" (3.79m x 3.08m)

With carpeted floor, radiator, power, points, aerial point.

Bedroom 2 10' 10" x 11' 2" (3.31m x 3.41m)

With carpeted floor, radiator, power, points, aerial point.

Family Bathroom 6' 6" x 6' 11" (1.99m x 2.10m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with combination shower over. Part tiled walls and tile effect floor. Includes radiator, shaver point, towel rail.

Outside

To the frontage is it low maintenance, front garden and parking for one car on a block paved drive with a side gate for accessing the rear. At the rear is a patio seating area, wooden shed, lawn and garden.

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.

Energy performance certificate (EPC)

11 Cecilly Grove Cheadle STOKE-ON-TRENT ST10 1GA	Energy rating C	Valid until: 23 January 2033 Certificate number: 0056-3023-8209-2777-4204
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Property type

Semi-detached house

Total floor area

74 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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