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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Two bedroom terraced property
- Gas central heating
- EPC Band C rating 70, Council Tax A
- Modern kitchen and bathroom
- Double glazing
- Asking advisor to book your viewing



55 Keary Street, Stoke-On-Trent
Stoke-On-Trent, ST4 4AS

Monthly Rental Of
£695

Description

A modernised two bedroom terraced property situated close to Stoke town Centre. This modernised property benefits from modern Kitchen, bathroom, gas central heating and double glazing. Accommodation comprises dining room, living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. To the frontage is a forecourt at the rear is an enclosed paved yard with shed and pedestrian access.

Ground Floor

Dining Room 12' 6" x 11' 9" (3.82m x 3.57m)

With carpeted floor, radiator, Power Point, PVCU door to front.

Living Room 13' 0" x 11' 9" (3.97m x 3.57m)

With carpeted floor, radiator, power point, feature hearth with inset fire. Built in cupboard, stairs off.

Kitchen 12' 0" x 7' 0" (3.65m x 2.14m)

Modern fitted kitchen with white wall and base units granite effect surfaces over. Part tiled walls and wood effect floor. Includes integrated cooker hob and extractor hood, Power Point, Washer point. Door to rear.

Bathroom 7' 1" x 6' 4" (2.16m x 1.92m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with mixer shower and screen over. Plasticised walls and wood effect floor. Includes a radiator and extractor fan.

First Floor

Bedroom 1 12' 7" x 11' 8" (3.84m x 3.56m)

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

Bedroom 2 13' 3" x 11' 11" (4.04m x 3.62m)

With carpeted floor, radiator, Power Point.

Outside

To the frontage is a forecourt. At the rear is an enclosed paved 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 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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Energy performance certificate (EPC)

55, Keary Street STOKE-ON-TRENT ST4 4AS	Energy rating C	Valid until: 24 April 2028
		Certificate number: 8278-7524-3450-4235-6922

Property type	Mid-terrace house
Total floor area	78 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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