

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Modernised Four Bedroom Detached Property**
- **Central Heated and Double Glazed**
- **EPC Awaited, Council Tax E**
- **New Kitchen and Bathrooms**
- **Parking and Gardens**
- **See Relevant information clause**



**The Old Presbytry, Abbey Lane**  
Stoke-On-Trent, ST2 8AU

**Monthly Rental Of**  
**£995**

## Description

A fully modernised four bedroom detached property situated on the outskirts of Stoke on Trent that has recently undergone renovation to include new kitchens and bathrooms, redecoration and flooring throughout. Accommodation comprises entrance porch, study, living room, reception room, dining room, WC, kitchen rear hallway and garage at ground floor level with four bedrooms and two bathrooms to the first floor. To the frontage driveway suitable parking multiple cars leading to a single garage. At the rear is an enclosed garden with lawn and patio seating area. We cannot guarantee a tenancy beyond 6 months please read the relevant information clause.

## Relevant Information

The property will be leased for an initial period of 6 months as our client cannot guarantee long term rental. The tenancy will then run monthly unless notice is served. If you require long term rental we advise this property may not be suitable for you as a tenant.

## Ground Floor

### Entrance Porch

With carpeted floor, door to front.

### Hallway

With laminate floor, radiator, Power Point, built-in storage cupboard, stairs off

### Study 11' 9" x 7' 11" (3.59m x 2.42m)

With laminate floor, radiator, Power Point.

### Living Room 12' 8" x 13' 6" (3.86m x 4.11m)

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

### Reception Room 15' 11" x 12' 2" (4.84m x 3.72m)

With laminate floor, radiator, PowerPoint, feature half with inset fire.

### WC 4' 6" x 5' 9" (1.36m x 1.74m)

Modern fitted suite in white with WC, basin, pot Tiled walls and tile effect floor.

### Kitchen 19' 1" x 10' 1" (5.82m x 3.08m)

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

### Dining Room 12' 2" x 11' 11" (3.71m x 3.62m)

With laminate floor, radiator, Power Point.

### Rear Hall

With concrete floor, built-in storage cupboard, door to rear.

## First Floor

### Landing

With carpeted floor, Power Point, stairs off

### Bedroom 1 12' 8" x 13' 5" (3.87m x 4.08m)

With carpeted floor, radiator, Power Point.

### Bedroom 2 12' 9" x 13' 4" (3.88m x 4.07m)

With carpeted floor, radiator, power points.

### Bedroom 3 16' 9" x 10' 2" (5.11m x 3.10m)

With carpeted floor, radiator, PowerPoint, en-suite bathroom off.

### En-suite 8' 2" x 6' 6" (2.50m x 1.98m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with electric shower and screen over. Part marble effect walls and wood effect floors.

### Bedroom 4 12' 10" x 14' 7" (3.91m x 4.45m)

With carpeted floor, radiator, PowerPoint, feature hearth.

### Bathroom 9' 9" x 6' 11" (2.96m x 2.10m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath, enclosed shower cubicle with electric shower. Part marble effect walls and wood effect floor.

## Outside

To the frontage is a tarmac driveway suitable parking for vehicles and a single garage. To the rear is enclosed lawn garden with patio seating area.

## 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 regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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