

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Large Two Bed Town House
- Central Heated, Double Glazed
- Parking and Gardens
- Modern Kitchen and Bathroom
- EPC Band C, Rating 69. Council tax A
- Ask an adviser to book your viewing



**6 Dryburg Walk, Stoke-On-Trent**  
Stoke-On-Trent, ST2 8PE

**£695**

## Description

A large two bedroom town house situated on a corner plot. This property benefits from a newly fitted kitchen and bathroom, gas central heating, double glazing and has recently been redecorated. Externally there is ample parking a garage, lawns and a patio. Accommodation comprises entrance hall, kitchen diner, living room and WC at ground floor level with two large bedrooms, separate Wc and bathroom a to the first floor. At the rear is off-road parking for one car, single detached garage, low maintenance garden. The frontage inside our lawn and garden is boarded by railings .

## Ground Floor

### Hallway

With carpeted floor, radiator, stairs off.

### Living Room 11' 3" x 14' 4" (3.44m x 4.37m)

With carpeted floor, radiator, Power Point, aerial point, telephone point and gas fire.

### Kitchen/Diner 17' 8" x 9' 6" (5.39m x 2.90m)

Modern fitted kitchen with grey wall and base units granite effect surfaces over. Part tiled walls and tile effect floor. Includes cooker, Power Point, washer point, radiator, windows to front and rear fitted blinds.

### Rear Hall

With built-in cupboard with electrical power, lino floor, door to rear.

### WC 6' 5" x 3' 0" (1.96m x .91m)

Fitted WC in white, window to side

## First Floor

### Landing

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

### Bedroom 1 10' 5" x 17' 10" (3.18m x 5.44m)

With carpeted floor, radiators times two, windows to front and rear, Power Point, built-in wardrobe and built-in cupboard.

### Bedroom 2 12' 10" x 9' 6" (3.92m x 2.89m)

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

### Separate WC 6' 6" x 4' 7" (1.99m x 1.39m)

With fitted WC in white, window to side

### Bathroom 5' 3" x 5' 5" (1.61m x 1.66m)

Modern fitted bathroom suite in white with basin, panel bath with mixer shower and curtain over. Part tiled walls and vinyl floor. Includes radiator, fitted cabinet and roller blind .

### Garage 8' 5" x 18' 3" (2.56m x 5.55m)

With open over door, concrete floor, electrical lighting and power

### Outside

To the frontage are grassed lawns bordered by wrought iron railings. At the rear is a low maintenance garden with patio seating area, off-road parking and a single detached garage.

### 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 (EPC)

|  |                           |  |
|--|---------------------------|--|
| 6, Dryburg Walk<br>STOKE-ON-TRENT<br>ST2 8PE | Energy rating<br><b>C</b> | Valid until: 5 December 2022<br>Certificate number: 9703-2835-7329-9602-7705 |
|--|---------------------------|--|

## Property type

End-terrace house

## Total floor area

78 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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.](#)