

KEATES

sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Two Bedroom Terraced House in Festival Park**
- **Allocated Parking and Gardens Backing Onto Marina**
- **Gas Central Heating**
- **References and Deposit Required.**
- **Please Ask One of Our Advisors For Further Details**



12 Pebble Mill Street, Festival Park
Stoke-On-Trent, ST1 5RG

Monthly Rental Of
£795

Description

AVAILABLE AUGUST: A two bedroom terraced house with gardens and parking, backing onto the Marina at Festival Park, with various shops and leisure facilities close by. The property is gas central heated and double glazed, with living accommodation comprising a living room and kitchen at ground floor level, with two bedrooms and a bathroom to the first floor. Externally, there is a walled forecourt to the front of the property, and a garden to the rear, backing onto the Marina. The property also has use of an allocated parking space within the cul-de-sac.

This property is let and managed by Keates Hulme.

Ground Floor

Living Room *18' 9" x 10' 8" (5.71m x 3.24m)*

With radiator, power points, aerial point, and wood laminate flooring.

Kitchen *10' 11" x 10' 1" (3.34m x 3.07m)*

Fitted kitchen with cream colour units, and dark woodwork surfaces. Also with radiator, power points, and tiled flooring.

First Floor

Bedroom 1 *7' 5" x 11' 0" (2.26m x 3.36m)*

With fitted wardrobes, radiator, power points, and carpeted flooring

Bedroom 2 *10' 8" x 10' 1" (3.25m x 3.07m)*

With radiator, power points, and carpeted flooring.

Bathroom *7' 3" x 4' 5" (2.22m x 1.35m)*

Bathroom suite comprising W.C., pedestal washbasin, and panelled bath with shower over and fitted screen. Also with extractor fan, radiator, and bathroom cabinet.

Outside

With a walled forecourt to the front of the property, and a garden to the rear, backing onto the Marina. The property also has use of an allocated parking space within the cul-de-sac.

Access

Please note viewing access is by the cooperation of the current tenants who have a legal interest in the property and as such viewings need to be arranged with their consent.

Viewings

To view this, or any other of our properties, please call 01782 413580. 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.

Keates Hulme for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates Hulme or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates Hulme nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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.

sales • lets • surveys • auctions



www.keates.uk.com



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)

12 PEBBLE MILL STREET
ETRURIA
STOKE-ON-TRENT
ST1 5RG

Energy rating

D

Valid until: **8 March 2031**

Certificate
number: **9400-2363-0422-0021-3993**

Property type

Mid-terrace house

Total floor area

56 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 D. It has the potential to be B.

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