

KEATES

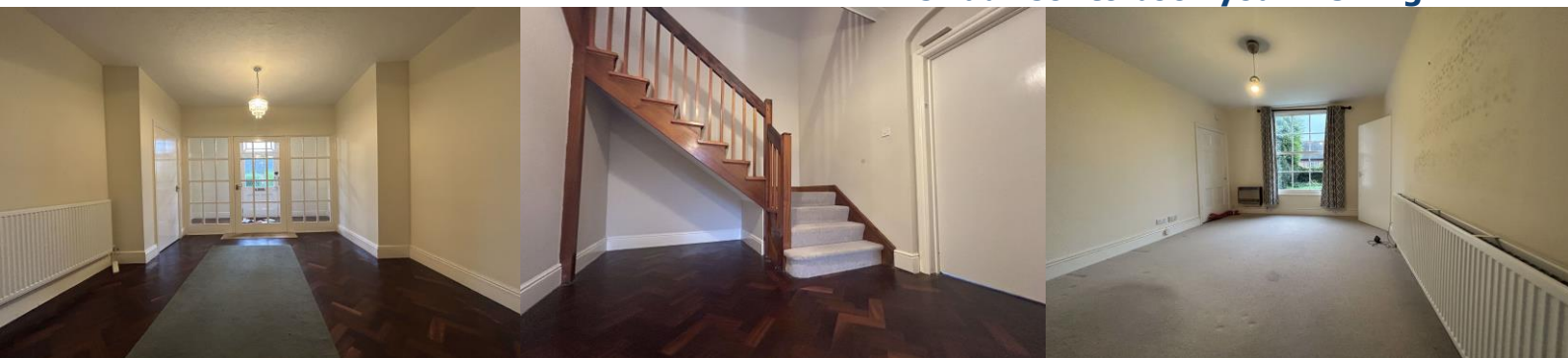
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Large character, four bedroom detached property
- Parking, Gardens, central heating
- EPC awaited, council tax band, E
- Situated close to Rugeley town centre
- Please note, we can only guarantee a six month tenancy
- Ask advisor to book your viewing



Rugeley Rectory, 20 Church Street
Rugeley, WS15 2AB

Monthly Rental Of
£1,200

Description

An imposing character detached property with very large rooms. This character, property benefits from front and rear gardens, off-road parking, gas central heating and partial double glazing. Accommodation comprises entrance hall, inner hall, study, dining room, ground floor WC, living room, kitchen, utility and storeroom at ground floor level with four bedrooms, one en-suite, and a family bathroom to the first floor. To the frontage is a gravel driveway suitable for parking three cars and a lawned garden with hedged borders. At the rear there is a large enclosed garden with lawn, patio seating area and garden shed. The property is available for short term rental, please see all relevant information clause.

Relevant Information

The property will be leased for a 12 month period with a break clause after 6 months as our client cannot guarantee long term rental. If you require long term accommodation we advise this property may not be suitable for you as a tenant.

Ground Floor

Entrance Hall

With a tiled floor, radiator, access to the inner hall and study.

Inner Hall

With parquet floor, radiator, power, points, built-in cupboards, stairs off

Study 10' 11" x 16' 6" (3.33m x 5.04m)

With carpeted floor, radiator, Power Point, Internet point, access to storeroom.

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

With boarded floor, electric lighting, fitted shelving

WC 8' 0" x 4' 8" (2.44m x 1.41m)

Fitted suite in white with WC and basin, carpeted floor, part tiled walls, extractor fan.

Dining Room 18' 3" x 15' 1" (5.57m x 4.60m)

With carpeted floor, radiator, power, points, feature hall.

Living Room 15' 4" x 20' 7" (4.68m x 6.27m)

With carpeted floor, radiator, power, points, feature hearth. Patio doors onto rear.

Kitchen/Diner 14' 2" x 13' 7" (4.31m x 4.14m)

Modern fitted kitchen with cream wall and base units. Wood effect surfaces over. Part tiled walls and tile effect floor. Includes radiator, extractor hood and Power Points.

Utility room 12' 3" x 7' 3" (3.73m x 2.20m)

With base unit in cream, wood effect surface over. Part tiled walls and towels like floor. Includes built-in cupboard and door to rear

First Floor

Landing

A large gallery, landing with carpeted floor, radiator, built-in cupboard.

Bedroom 1 11' 7" x 16' 4" (3.52m x 4.99m)

With boarding floor, radiator, Power Point, built-in cupboards.

Bedroom 2 10' 11" x 12' 2" (3.32m x 3.72m)

With carpeted floor, radiator, power points.

Family Bathroom 10' 11" x 13' 4" (3.32m x 4.07m)

Fitted bathroom suite in white with WC, pedestal basin, panel bath with electric shower and screen over. Part tiled walls and tile effect floor. Includes radiator and extractor fan.

Bedroom 3 15' 5" x 9' 11" (4.70m x 3.03m)

With Carpeted floor, radiator, Power Point.

Bedroom 4 18' 6" x 15' 1" (5.63m x 4.61m)

With carpet floor, radiator, power points. En-suite bathroom off.

En-suite 15' 9" x 10' 2" (4.80m x 3.09m)

Modern fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with combination shower. Part tiled walls and tile effect floor. Includes Built-in cupboards, radiator and extractor fan.

Outside

To the frontage is a gravel driveway suitable for parking three cars onto a lawn and garden. At the rear is a large lawned garden with patio seating area and wooden shed.



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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