

KEATES

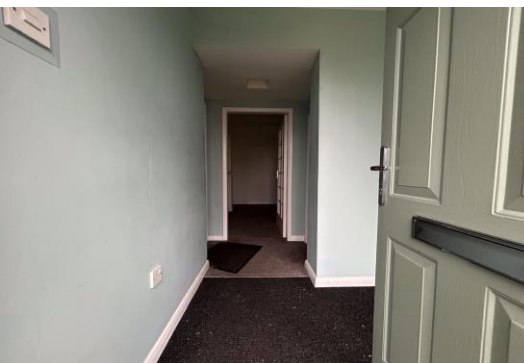
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Four Bed Detached with three living rooms**
- **Central Heated, Double Glazed**
- **EPC ordered, Council Tax E**
- **Parking and Garden**
- **We can only guarantee a six month lease**
- **Please Ask One of Our Advisors For Further Details**



**St Werburgh's Presbytery, Haywood
Road**
Stoke-On-Trent, ST6 7AH

**Monthly Rental Of
£995**

Description

A large four bedroom detached property with off-road parking, front and rear gardens. The property benefits from gas central heating and double glazing with a modern kitchen and bathroom. Accommodation comprises hallway, study, living room, dining room, kitchen diner, WC and utility at ground floor level with four bedrooms and a family bathroom to the first floor. To the frontage is a tarmac driveway suitable for Parking two cars and a lawn garden at the rear is a lawn garden, patio seating area and brick built garage. e cannot guarantee a tenancy beyond 6 months please read the relevant information clause.

Ground Floor

Entrance Hall

With carpet floor, radiator, Under stairs cupboard, Power Point, stairs off.

Study 12' 0" x 17' 9" (3.65m x 5.41m)

With carpeted floor, radiator, PowerPoint, shelving.

Living Room 16' 7" x 15' 10" (5.05m x 4.83m)

With carpeted floor, radiator, Power Point, feature hearth with inset fire

Dining Room 12' 2" x 11' 2" (3.72m x 3.41m)

With carpeted floor, radiator, Power Point .

WC 8' 2" x 6' 3" (2.49m x 1.90m)

Fitted suite in white with WC and wash basin. Part tiled walls and tile effect floor. Includes a radiator.

Kitchen/Diner 14' 6" x 11' 6" (4.43m x 3.50m)

Fitted kitchen with fitted wall and base units in pale grey, wood effect surfaces, over. Part tiled walls and tile effect floor. Includes radiator, Power Point, cooker, point, extractor hood, built-in cupboards.

Rear Hall

With floor, PVCu door rear

Utility room 3' 8" x 7' 11" (1.12m x 2.42m)

With Power and Washer points.

First Floor

Landing

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

Bedroom 1 13' 2" x 15' 11" (4.02m x 4.85m)

With carpeted floor, radiator, PowerPoint, built-in cupboards.

Bedroom 2 12' 7" x 11' 3" (3.84m x 3.43m)

With carpeted floor, radiator, PowerPoint.

Bedroom 3 12' 4" x 12' 0" (3.75m x 3.67m)

With carpeted floor, radiator, PowerPoint, built-in cupboard.

Bedroom 4 12' 4" x 10' 8" (3.77m x 3.24m)

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

Family Bathroom 8' 9" x 9' 10" (2.67m x 3.00m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath and separate shower cubicle with electric shower. Part tiled walls and tile effect floor. Includes radiator, extractor fan.

Outside

To the frontage is a tarmac driveway leading to, parking for two cars and a front lawn. At the rear is a lawn garden, patio, seating area and the side 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)

St. Werburghs Presbytery Haywood Road STOKE-ON-TRENT ST6 7AH	Energy rating E	Valid until: 4 December 2033 Certificate number: 2316-3932-0209-5667-8204
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Property type Detached house

Total floor area 184 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 current energy rating is E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.