

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Two Bedroom Terraced House
- Double Glazing
- EPC Band C, Rating 71 Council Tax A
- Gas Central Heating
- Ground Floor Bathroom & 1st Floor Washroom
- Please Ask One of Our Advisors For



**165 Brocksford Street, Fenton**  
Stoke-On-Trent, ST4 3HE

**Monthly Rental Of**  
**£675**

## Description

A two bedroom terraced property situated in Fenton with a first floor wc. The property benefits from gas central heating and double glazing. Accommodation comprises dining room, living room, kitchen and bathroom at ground floor level with two bedrooms and a washroom to the first floor. At the rear closed paved yard with storage shed and pedestrian access.

## Ground Floor

### Dining Room 11' 11" x 11' 12" (3.62m x 3.65m)

With pvcu double glazed window to front aspect, radiator, power points, aerial point and carpeted flooring.

### Living Room 11' 11" x 11' 11" (3.62m x 3.63m)

With pvcu double glazed window to rear aspect, built-in cupboard, feature hearth, radiator, power points, aerial point, carpeted flooring and stairs off to first floor.

### Kitchen 6' 10" x 10' 1" (2.09m x 3.08m)

With white kitchen units and granite effect worktops, sink and drainer unit and integral cooker and hob with extractor hood. Includes pvcu double glazed window to side aspect, radiator, power points and vinyl flooring.

### Bathroom 5' 6" x 6' 10" (1.67m x 2.09m)

With white bathroom suite comprising WC, pedestal washbasin and panelled bath with shower over. Includes pvcu double glazed window to side aspect, radiator, part-tiled walls and vinyl flooring.

## First Floor

### Landing

With carpeted flooring and stairs off to ground floor.

### Front Bedroom 11' 11" x 11' 4" (3.64m x 3.45m)

With pvcu double glazed window to front aspect, radiator, power points and carpeted flooring.

### Rear Bedroom 8' 10" x 11' 10" (2.69m x 3.6m)

With pvcu double glazed window to rear aspect, radiator, power points and carpeted flooring.

### Washroom 2' 11" x 8' 5" (.9m x 2.57m)

With pedestal washbasin, WC and tile-effect vinyl flooring.

### Outside

Rear yard with pedestrian access.

## 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 RIC'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)

|  |                           |  |
|--|---------------------------|--|
| 165 BROCKSFORD STREET<br>FENTON<br>STOKE-ON-TRENT<br>ST4 3HE | Energy rating<br><b>C</b> | Valid until: 24 September 2030<br><br>Certificate number: 0010-2705-4413-2520-9545 |
|--|---------------------------|--|

|                  |                   |
|------------------|-------------------|
| Property type    | Mid-terrace house |
| Total floor area | 72 square metres  |

Rules on letting this property

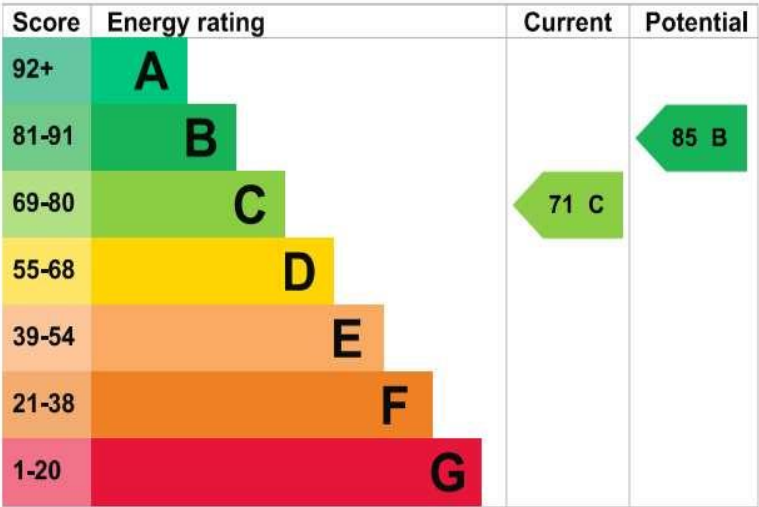
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

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



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.

| Feature | Description                                    | Rating |
|---------|--|--------|
| Wall    | Cavity wall, as built, no insulation (assumed) | Poor   |