

KEATES

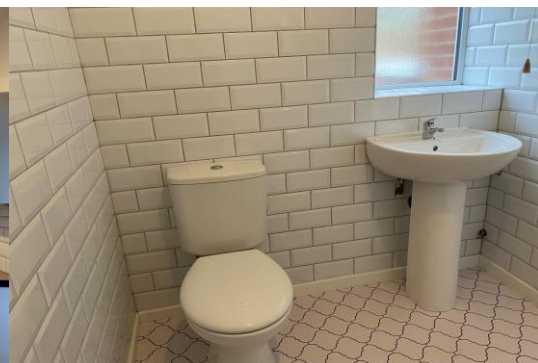
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Modernised Three Bed Town House**
- **Garden**
- **EPC Awaited**
- **New Kitchen and Bathroom**
- **Gas Central Heated, Double Glazed**
- **Ask an adviser to book your viewing**



50 Clifton Street, May Bank
Newcastle, ST5 0JL

Monthly Rental Of
£925

Description

A three bedroomed modernised town house in a popular suburb of Wolstanton with excellent infrastructure links. This completely modernised property benefits from gas central heating, double glazing, new kitchen and bathroom. Accommodation comprises hallway, living room, kitchen diner and bathroom at ground floor level with three bedrooms to the first floor. To the frontage is a low maintenance forecourted garden at the rear is enclosed garden with pedestrian access and lawn.

Ground Floor

Hallway

With carpeted floor, radiator, stairs off.

Living Room 14' 6" x 11' 11" (4.42m x 3.62m)

With carpeted floor, radiator, power points.

Kitchen/Diner 16' 11" x 11' 10" (5.15m x 3.61m) *Maximum Measurement*

A newly fitted modern kitchen with grey wall and base units, wood effect surfaces over. Part tiled walls and fully tiled floor. Includes integrated cooker hob and extractor hood, radiator, power points, door to rear.

Bathroom 6' 4" x 8' 11" (1.93m x 2.73m)

Modern fitted bathroom suite in white with WC, pedestal basin, panelled bath with combination shower and screen over. Fully tiled walls and tile effect floor. Includes heated towel radiator.

First Floor

Landing

With carpeted floor, Power Point.

Bedroom 1 9' 7" x 15' 1" (2.92m x 4.59m)

With carpeted floor, radiator, power points.

Bedroom 2 9' 8" x 12' 10" (2.95m x 3.92m)

With carpeted floor, radiator, power points.

Bedroom 3 10' 6" x 8' 11" (3.21m x 2.71m)

With carpeted floor, radiator, power points.

Outside

To the frontage is a low maintenance forecourt and garden. At the rear is a lawned garden with patio seating area and 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.

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Energy performance certificate (EPC)

50 CLIFTON STREET NEWCASTLE UNDER LYME ST5 0JL	Energy rating D	Valid until:	15 February 2031
		Certificate number:	9039-9829-6000-0106-3226

Property type	Mid-terrace house
Total floor area	81 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 energy rating is D. It has the potential to be B.

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