

KEATES

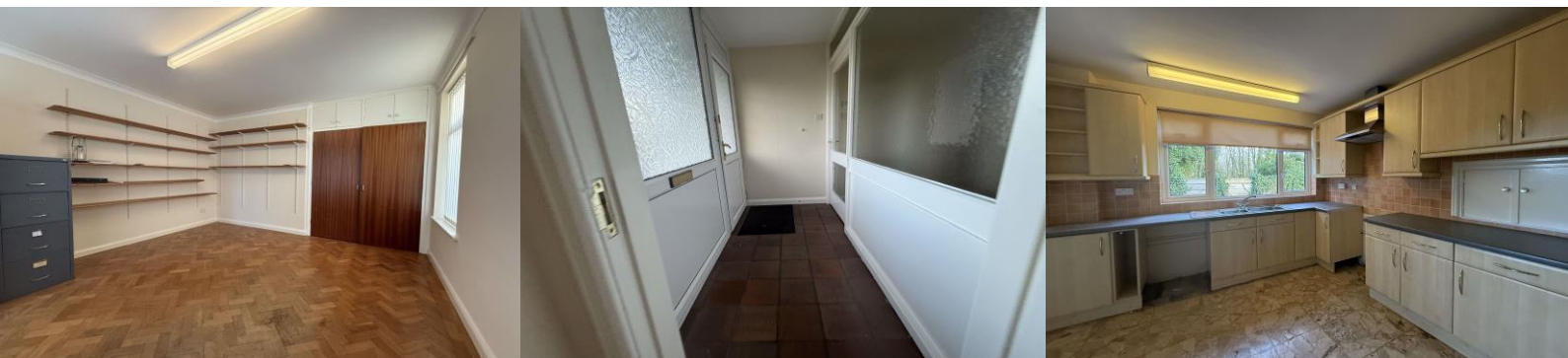
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Large four bedroom detached property
- Double glazed
- EPC awaited, Council Tax band D
- Gas central heated
- Parking, garage, garden
- Ask an advisor to book your viewing



St Luke's Vicarage, 21 Pepper Street
Newcastle, ST5 6QJ

Monthly Rental Of
£995

Description

A large four bedroom detached property situated on the outskirts of Silverdale. This detached property benefits from gas central heating, double glazing and a modern kitchen. Accommodation comprises entrance porch, study, hallway, WC, kitchen, utility, living room and dining room at ground floor level with four bedrooms a bathroom and WC to the first floor. To the frontage is a tarmac driveway suitable for parking five cars leading to a single garage and a side lawn. At the rear is enclosed lawn garden with patio seating area.

Ground Floor

Entrance Porch

With tiled floor, PVCU door front.

Study 12' 7" x 13' 10" (3.84m x 4.21m)

With parquet floor, radiator, Power Point, shelving, built-in cupboard.

Hallway

With parquet floor, radiator, stairs off

WC 11' 7" x 3' 9" (3.54m x 1.14m)

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

Living Room 20' 11" x 12' 8" (6.37m x 3.87m)

With parquet floor, radiator, Power Point, telephone point, feature hearth with inset fire.

Dining Room 12' 9" x 12' 3" (3.88m x 3.74m)

With parquet floor, radiator, Power Point, serving hatch.

Kitchen 12' 10" x 12' 6" (3.92m x 3.81m)

Modern fitted kitchen with pale wood wall and base units granite effect surfaces over. Part tiled walls and tiled floor. Includes radiator, Power Point, extractor hood.

Utility room 8' 8" x 8' 9" (2.63m x 2.66m)

With tiled floor, working surface, Washer point, Power Point, radiator

Hallway

With tile floor, built-in cupboards, access to garage and rear

Garage 9' 11" x 18' 3" (3.02m x 5.57m)

With concrete floor, up and over door, electrical lighting.

First Floor

Landing

A large gallery landing with radiator, Power Point and built-in cupboards

Bedroom 1 13' 3" x 13' 11" (4.03m x 4.23m)

With carpeted floor, radiator, power points

Wc 7' 9" x 3' 3" (2.37m x .98m)

With WC and basin in white, part tiled walls and tile effect floor. Includes radiator.

Bathroom 7' 9" x 8' 8" (2.35m x 2.64m)

Fitted bathroom suite in white with paneled bath pedestal basin and enclosed cubicle. Majority tiled walls and tile effect floor. Includes radiator and extractor fan.

Bedroom 2 13' 3" x 15' 5" (4.04m x 4.70m)

With carpeted floor, radiator, Power Point, built-in wardrobe and sink

Bedroom 3 8' 1" x 12' 2" (2.46m x 3.72m)

With laminate floor, radiator, Power Point.

Bedroom 4 13' 2" x 15' 3" (4.01m x 4.66m)

With carpeted floor, radiator, Power Point, built-in wardrobes.

Outside

To the frontage is a tarmac driveway suitable for Parking five cars and a side lawn. At the rear is an enclosed garden with patio seating area and lawn.



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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