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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Three Bed Cottage on the Edge of the Peak District
- Oil Fired Central Heating, Double Glazed
- Parking and Gardens
- We cannot guarantee a tenancy beyond 6 months
- EPC Band E Rating 41, Council Tax D
- Ask and adviser to book your viewing



**Moorside View, 1 Upper Ridge Cottages,
Church Street**
Buxton, SK17 0PE

**Monthly Rental Of
£895**

Description

Nestled on the edge Derbyshire Hills is this three bedroomed modern build cottage with separate parking and garage. Property benefits from double glazing and oil fired central heating. Accommodation comprises hallway, WC, kitchen, dining room, living room and rear porch at ground floor level with three bedrooms and a family bathroom to the first floor. To the frontage is a floral garden leading to a rear garden with patio seating area and lawn. At the end of the street is allocated parking and a garage. e cannot guarantee a tenancy beyond 6 months please read the relevant information clause

Relevant Information

The property will be leased for a 6 months only as our clients are looking to sell Please also note the property is heated by oil central heating. This is not an on demand fuel and has to be brought in advance.

Ground Floor

Hallway

With carpeted floor, radiator, Power Point, built-in storage, and stairs off

WC 3' 3" x 6' 4" (.99m x 1.92m)

With fitted suite in pale green, including WC and basin, carpeted floor, and part tiled walls. Includes built-in cupboard and extractor fan.

Kitchen 9' 6" x 9' 5" (2.89m x 2.86m)

Modern fitted kitchen with wood wall and base units, marble effect surfaces, over. Part tiled walls and tile effect floor. Includes washer point, power points, integrated cooker, hob, and extractor hood, integrated fridge freezer.

Dining Room 11' 6" x 9' 6" (3.51m x 2.89m)

With tile effect floor, radiator, power, points, wall lights

Living Room 16' 2" x 10' 11" (4.93m x 3.34m)

With carpeted floor, radiator, Power Point, feature, hearth with inset fire. Patio door onto storm porch.

Porch

With carpeted floor, door to rear

First Floor

Landing

With carpeted floor, built-in cupboard, power, points, access to loft.

Bedroom 1 11' 0" x 8' 6" (3.36m x 2.58m)

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

Bedroom 2 6' 9" x 12' 2" (2.06m x 3.70m)

With carpeted floor, radiator, Power Point.

Bedroom 3 11' 5" x 12' 3" (3.49m x 3.73m)

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

Family Bathroom

With wc and basin in pale green. Pannelled bath with electric shower and screen over. Part tiled and part plasticised walls. Tile effect floor. Includes radiator.

Outside

To the frontage is a floral garden leading to a rear garden with patio seating area and lawn. At the end of the street is allocated parking and a single 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 regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the owner. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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Energy performance certificate (EPC)

Moorside View Church Street Longnor BUXTON SK17 0PE	Energy rating E	Valid until: 18 January 2029 Certificate number: 9038-2005-7249-6221-3924
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Property type
End-terrace house

Total floor area
94 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		76 C
55-68	D		
39-54	E	52 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.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good