

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
[www.keates.uk.com](http://www.keates.uk.com)



- Three Bedroom Terraced House
- Gas Central Heated, Double Glazed
- EPC Band D, Rating 65 Council Tax A
- Fully Modernised, Large Yard
- New Kitchen and Bathroom
- Ask an adviser to book your viewing



**56 Burnham Street, Stoke-On-Trent**  
Stoke-On-Trent, ST4 3EX

**Monthly Rental Of**  
**£695**

## Description

A fully modernised three bedroom terrace property, situated in Fenton. This modernised property benefits from gas central heating, double glazing and a large yard at the rear. Accommodation comprises living room, kitchen diner, rear hall and bathroom at ground floor level with three bedrooms to the first floor. At the rear is an enclosed paved yard.

## Ground Floor

### Living Room *12' 3" x 12' 3" (3.73m x 3.73m)*

With wood laminate floor, radiator, Power Point, door to front

### Kitchen/Diner *12' 3" x 12' 11" (3.74m x 3.94m)*

Modern fitted kitchen with grey wall and base units, granite effect surfaces over. Part tiled walls and wood laminate floor. Includes integrated cooker, hob and extractor hood, power points, radiator, washer point.

### Rear Hall

With tiled floor, door to rear and door to alleyway.

### Bathroom *10' 5" x 6' 9" (3.18m x 2.05m)*

Modern fitted bathroom suite in white with WC, basin, paneled bath with mixer shower and curtain over. Tiled floor and plasticised walls. Includes radiator and extractor fan.

## First Floor

### Landing

With carpeted floor, Power Point, stairs off

### Bedroom 1 *11' 9" x 15' 7" (3.57m x 4.75m)*

With carpeted floor, radiator, power points, two windows to front

### Bedroom 2 *10' 1" x 12' 2" (3.07m x 3.70m)*

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

### Bedroom 3 *14' 5" x 6' 9" (4.40m x 2.07m)*

With carpeted floor, a radiator, Power Point

## Outside

Enclosed paved 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 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)

|                                                          |                           |                                                                                |
|----------------------------------------------------------|---------------------------|--------------------------------------------------------------------------------|
| 56 BURNHAM STREET<br>FENTON<br>STOKE-ON-TRENT<br>ST4 3EX | Energy rating<br><b>D</b> | Valid until: 17 March 2031<br><br>Certificate number: 8709-6527-1430-0013-5292 |
|----------------------------------------------------------|---------------------------|--------------------------------------------------------------------------------|

|                  |                   |
|------------------|-------------------|
| Property type    | Mid-terrace house |
| Total floor area | 85 square metres  |

Rules on letting this property

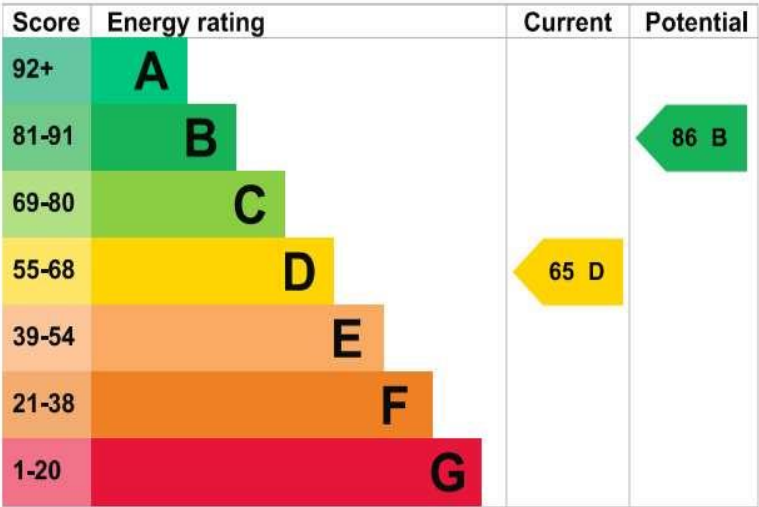
Properties can be let if they have an energy rating from A to E.

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 D. 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    | Solid brick, as built, no insulation (assumed) | Very poor |