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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Modernised Two Bed Terrace**
- **Potential Rental at £695 pcm**
- **EPC Band E, Rating 54 Council Tax A**
- **Gas Central Heated, Double Glazed**
- **Modern Kitchen and Bathroom**
- **Ask an adviser to book your viewing**



66 Duke Street, Heron Cross
Stoke-On-Trent, ST4 3BL

Monthly Rental Of
£695

Description

A fully modernised two bedroom terrace property situated in Heron Cross. This well maintained property benefits from gas central heating, double glazing and modern kitchen and bathroom. Accommodation comprises dining room, living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. To the frontage is a walled forecourt at the rear is a paved enclosed yard with pedestrian access onto communal garden space.

Ground Floor

Dining Room *10' 11" x 12' 4" (3.33m x 3.75m)*

With carpeted floor, radiator, Power Point, aerial point, fitted blinds.

Living Room *11' 9" x 13' 1" (3.57m x 3.98m)*

With carpeted floor, radiator, Power Point, aerial point, fitted blinds and stairs off

Kitchen *10' 1" x 5' 10" (3.08m x 1.78m)*

Modern fitted kitchen with white wall and base units wood effect surfaces over. Part tiled walls and fully tiled floor. Includes radiator, power points, cooker point, washer point, built-in cupboard and PVCu door to rear.

Bathroom *7' 5" x 6' 0" (2.25m x 1.82m)*

Modern fitted bathroom suite in white with corner bath with shower over, WC, basin set in vanity unit. Fully tiled walls and fully tiled floor. Includes radiator, extractor fan and inset spotlighting.

First Floor

Bedroom 1 *12' 4" x 11' 9" (3.77m x 3.58m)*

With carpeted floor, radiator, Power Point and fitted blinds

Bedroom 2 *11' 1" x 12' 2" (3.38m x 3.72m)*

With carpeted floor, radiator, Power Point and fitted blinds

Outside

To the frontage is a walled forecourt at the rear is a paved enclosed 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 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)

66, Duke Street
STOKE-ON-TRENT
ST4 3BL

Energy rating

E

Valid until 12 January 2024

Certificate number

0416-2887-7493-9294-2315

Property type

End-terrace house

Total floor area

72 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

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