

KEATES

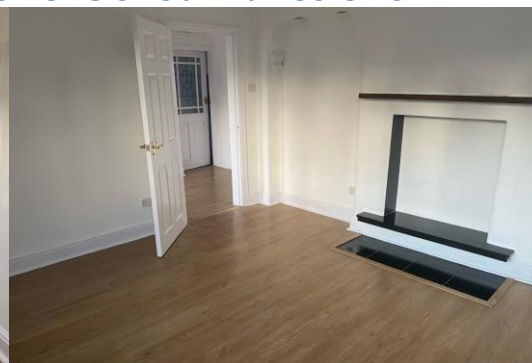
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Two Bed Detached Bungalow
- Ample Parking to Front
- EPC Band D Rating 55, Council Tax C
- Gas Central Heating, Double Glazing, Alarm
- Lawned Garden to Rear
- Please Ask One of Our Advisors For



2 Dovedale Road, Kingsley
Stoke-On-Trent, ST10 2AD

Monthly Rental Of
£995

Description

A two bedroom detached garden with gardens and parking, situated in the Staffordshire Moorlands village of Kingsley, a short drive from Alton Towers and the towns of Ashbourne and Cheadle. The property is gas central heated and double glazed, with a burglar alarm system, and living accommodation comprising entrance hallway, living room, kitchen, two bedrooms and a bathroom. To the front and side of the property, there is a gravelled driveway, providing ample parking, and to the rear there is a lawned garden with gravel pathways.

Hallway

With pvcu double glazed entrance door, radiator, power points, and wood laminate flooring.

Living Room 11' 10" x 11' 12" (3.61m x 3.65m)

With pvcu double glazed bay window to front aspect, feature hearth, radiator, power points, aerial point, and wood laminate flooring.

Kitchen 9' 4" x 11' 4" (2.85m x 3.46m)

Fitted kitchen with cream gloss units, granite effect worktops, integral cooker and hob. With pvcu double glazed window to rear aspect, radiator, power point, washer point, part-tiled walls, tiled flooring, and loft access.

Bathroom 6' 4" x 7' 7" (1.94m x 2.32m)

White bathroom suite comprising WC, pedestal washbasin and panelled bath with shower over. With pvcu double glazed window to front aspect, radiator, tiled walls and tiled flooring.

Bedroom 1 10' 12" x 12' 8" (3.35m x 3.85m)

With pvcu double glazed bay window to front aspect, radiator, power points, and wood laminate flooring.

Bedroom 2 9' 2" x 11' 5" (2.79m x 3.49m)

With feature hearth, radiator, power points, wood laminate flooring, and pvcu double glazed patio doors leading out into the garden.

Outside

To the front and side of the property, there is a gravelled driveway, providing ample parking, and to the rear there is a lawned garden with gravel pathways.

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.

Energy performance certificate (EPC)

2, Dovedale Road Kingsley STOKE-ON-TRENT ST10 2AD	Energy rating D	Valid until: 15 January 2025 Certificate number: 8534-7622-2089-1592-2992
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Property type

Detached bungalow

Total floor area

58 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

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