

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Self-Contained Ground Floor Studio Flat
- Energy Performance Band D Rating 57
- Please Ask One of Our Advisors For Further Details
- Double Glazed
- References and Deposit Required.



185b Whieldon Road, Fenton
Stoke-On-Trent, ST4 4JT

Monthly Rental Of
£450

Description

A self-contained ground floor studio flat to let in Fenton, Stoke on Trent. The property is double glazed, with living accommodation comprising open-plan living room / bedroom, kitchen and bathroom. See the full lettings particulars for fees due and standard terms of letting. DSS CONSIDERED

This property is let and managed by Keates .

Living Room/ Bedroom 11' 2" x 13' 2" (3.41m x 4.02m)

With pvcu double glazed window to rear aspect, oil radiator, power points, and carpeted flooring.

Kitchen 8' 5" x 10' 4" (2.56m x 3.14m)

With white wall and base units and granite effect work surfaces, integral cooker. Includes pvcu double glazed window, power points, part tiled walls and tile effect vinyl flooring.

Bathroom 7' 5" x 8' 8" (2.26m x 2.64m)

White bathroom suite comprising pedestal wash basin, WC, and shower cubicle. Includes towel radiator, part tiled walls and wood laminate flooring.

Window: Pvcu Window orientation: Side Floor covering: Tiled Wall covering: Tiled Suite colour: White Included: Extractor, Towel radiator

Viewings

To view this, or any other of our properties, please call 01782 413580. 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.

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Keates Hulme for themselves and for the landlord 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 Hulme or the landlord. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The landlord does not make or give and neither Keates Hulme nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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.

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Energy performance certificate (EPC)

185b Whieldon Road STOKE-ON-TRENT ST4 4JT	Energy rating D	Valid until:	4 November 2035
		Certificate number:	5835-6820-1509-0512-5226

Property type	Ground-floor flat
Total floor area	24 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 energy rating is D. It has the potential to be C.

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