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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **A Modernised two Bed Town House**
- **Gas Central Heated**
- **EPC Band C, Rating 70**
- **First Floor Bathroom**
- **Double Glazed**
- **Ask an adviser for further details**



23 Fairfax Street, Stoke-On-Trent
Stoke-On-Trent, ST1 6NZ

Monthly Rental Of
£495

Description

A completely modernised two bedroom terraced property with a first floor bathroom. The property benefits from gas central heating and double glazing throughout and modern kitchens and bathrooms. Accommodation comprises hallway, dining room, living room, kitchen at ground floor level with two bedrooms and a bathroom to the first floor. To the outside is an enclosed yard with pedestrian access.

Ground Floor

Hallway

With carpeted floor, radiator.

Dining Room *9' 7" x 12' 7" (2.92m x 3.84m)*

With carpeted floor, radiator, power points.

Living Room *12' 3" x 14' 4" (3.73m x 4.37m)*

With carpeted floor, radiator, Power Point, aerial point, feature hearth with inset fire.

Kitchen *5' 10" x 15' 2" (1.77m x 4.63m)*

Modern fitted kitchen with light oak wall and base units granite effect surfaces over. Part tiled walls and fully tiled floor. Includes integrated cooker hob and extractor hood in stainless steel. Power points, radiator, washer point and PVCu door to rear.

First Floor

Landing

With carpeted floor, stairs off.

Bedroom 1 *13' 8" x 12' 3" (4.16m x 3.74m)*

With carpeted floor, radiator, power points, built-in cupboard.

Bedroom 2 *9' 11" x 12' 0" (3.01m x 3.67m)*

With carpeted floor, radiator, Power Point

Bathroom *6' 6" x 9' 5" (1.98m x 2.87m)*

Modern fitted bathroom suite in white with pedestal basin, panelled bath, WC and enclosed shower cubicle with combination shower. Part tiled walls and wood effect vinyl floor. Includes radiator and extractor fan.

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 RIC'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

23, Fairfax Street, STOKE-ON-TRENT, ST1 6NZ

Dwelling type: Mid-terrace house
Date of assessment: 05 November 2019
Date of certificate: 05 November 2019

Reference number: 8611-6429-7289-0775-6906
Type of assessment: RdSAP, existing dwelling
Total floor area: 80 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

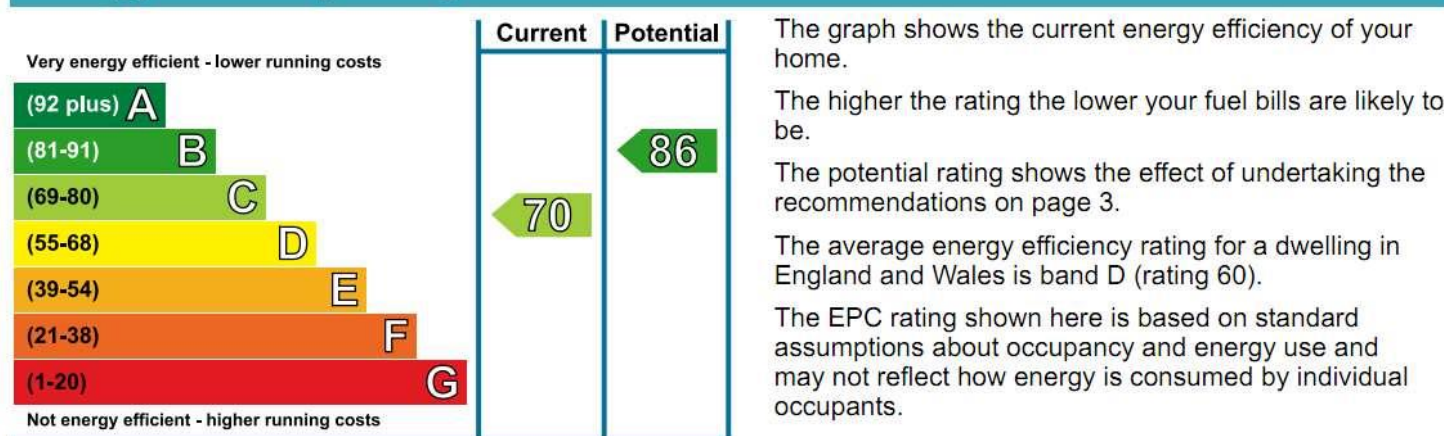
Estimated energy costs of dwelling for 3 years:	£ 2,169
Over 3 years you could save	£ 471

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	
Heating	£ 1,692 over 3 years	£ 1,302 over 3 years	
Hot Water	£ 294 over 3 years	£ 213 over 3 years	
Totals	£ 2,169	£ 1,698	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 294
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 96
3 Solar water heating	£4,000 - £6,000	£ 81

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.