

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Four Bedroom Furnished Student Rental
- Gas Central Heating, Double Glazing,
- Energy Performance Band D, Rating 60
- Close to University and Railway Station.
- Rent from £105 per week each including bills
- Please Ask One of Our Advisors For



**78 Boughey Road, Shelton**  
Stoke-On-Trent, ST4 2BB

**Weekly Rental**  
**From £105 per room**  
**including bills**

## Description

STUDENT PROPERTY AVAILABLE 2026-27: Four bedroomed furnished student letting in the heart of Shelton's University Quarter. The property is gas central heated and double glazed, with living accommodation comprising hallway, bedroom, living room, kitchen and bathroom at ground floor level, with three bedrooms to the first floor.

PLEASE NOTE: Keates Hulme are employed to secure tenants only; once you sign a lease you will be dealing directly with your landlord.

## Ground Floor

### Hallway

With laminate floor and power points.

### Bedroom 1 *11' 0" x 13' 10" (3.36m x 4.21m)*

With double bed, desk, wardrobe, radiator, power points, carpeted floor.

### Living Room *14' 6" x 13' 10" (4.43m x 4.21m)*

With sofas, table, radiator, power points, and laminate flooring.

### Kitchen *9' 3" x 11' 7" (2.81m x 3.52m)*

Fitted kitchen with pale wood wall and base units, granite effect surfaces, and appliances including washing machine, cooker and fridge freezer. Includes power points, part tiled walls, tiled floor.

### Bathroom *6' 2" x 8' 10" (1.88m x 2.69m)*

Fitted bathroom suite in white with WC, pedestal basin, panelled bath with mixer shower over. Fully tiled walls and floor.

## First Floor

### Bedroom 2 *12' 7" x 13' 10" (3.84m x 4.22m)*

With double bed, desk, wardrobe, radiator, power points, carpeted floor.

### Bedroom 3 *8' 1" x 14' 6" (2.47m x 4.42m)*

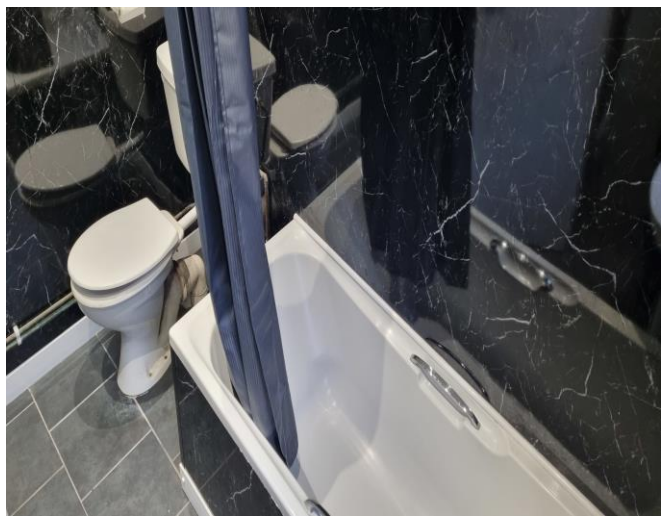
With double bed, desk, wardrobe, radiator, power points, carpeted floor.

### Bedroom 4 *11' 5" x 9' 0" (3.47m x 2.75m)*

With double bed, desk, wardrobe, radiator, power points, carpeted floor.

## Outside

To the rear is a paved yard with pedestrian access



### 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/ Marketing Period

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 complete the online form. **We wont accept an application unless we have met you.**

If you are successful, we pass your details onto vouch our preferred reference agent. Once we issued the vouch reference request, we will continue to market the property until your application has passed. If your application fails it will be rejected and we no longer accept guarantors.

We don't always accept the first application but allow a period of up to 28 days to select the best applicant for the property.

## Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of one month.

Once your application has passed we will agree a date and issue the required documents and request the deposit this can be by bank transfer or card (**card payments must clear before you move in and can take 5 days**). 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.

On the day of your tenancy we will ask you to pay your rental for the first month by bank transfer.

## Things that we cant do:

We cannot accept any overbid for the rental. The price is fixed and you cannot offer over. As the rental term is fixed to one month we cant accept any more than a months rental. We cannot offer you a term above a month. All these items are the law under the Renters Rights Act 2025

## 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



78, Boughley Road, STOKE-ON-TRENT, ST4 2BB

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 23 March 2016  
**Date of certificate:** 01 April 2016

**Reference number:** 2278-1083-7227-3226-6900  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 101 m<sup>2</sup>

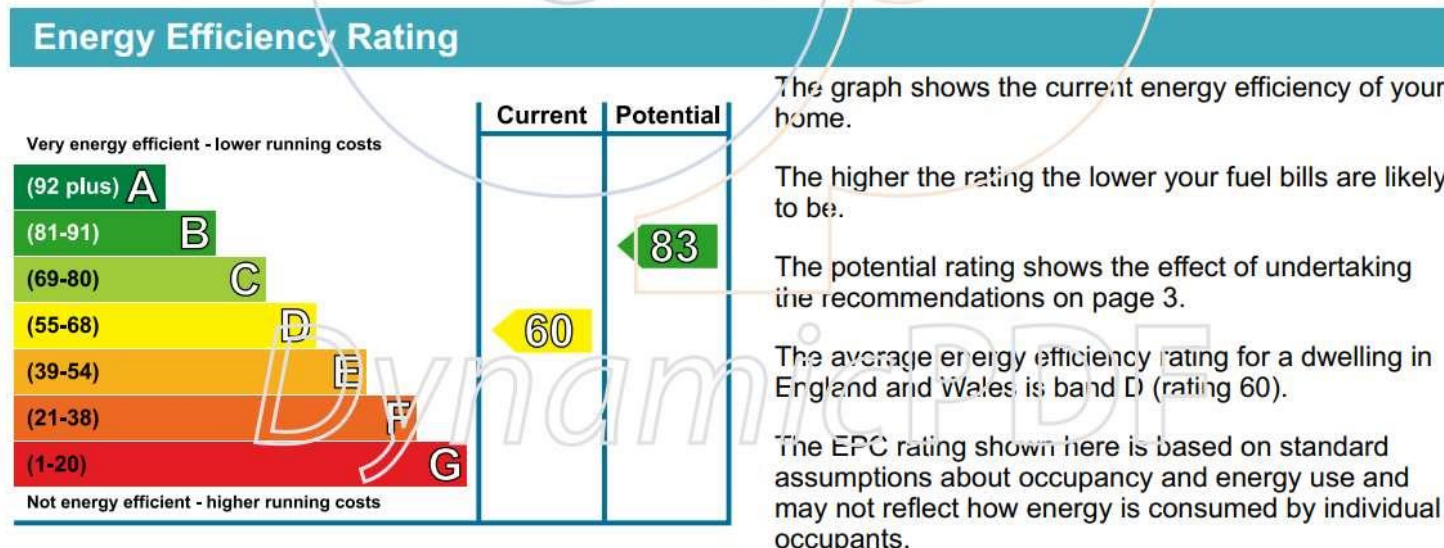
## Use this document to:

- 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,480</b>
<b>Over 3 years you could save</b>	<b>£ 1,284</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 225 over 3 years	
Heating	£ 2,916 over 3 years	£ 1,743 over 3 years	
Hot Water	£ 339 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 3,480</b>	<b>£ 2,196</b>	

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.



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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 111	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 753	✓
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 309	✓

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.