

KEATES

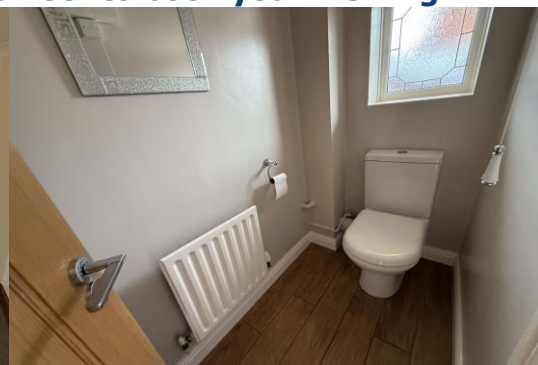
sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Four Bed Modernised Deatched House**
- **Central Heated and Double Glazed**
- **EPC Band C, Rating 74 Council Tax E**
- **Parking, Garage and Gardens**
- **We can only guarantee a long lease. Please see Relevant Information**
- **Ask an adviser to book your viewing**



8 Perivale Close, Stoke-On-Trent
Stoke-On-Trent, ST1 6UD

Monthly Rental Of
£1,200

Description

A modernised four bedroom detached property situated in Birches hHad. This modern detached property benefits from off-road parking, garage, gardens, gas central heating, double glazing and modern kitchen and bathrooms. Accommodation comprises entrance Hall, WC, living room, dining room, kitchen and integral garage at ground floor level with four bedrooms, one en-suite and a family bathroom to the first floor. To the frontage is a block driveway suitable for parking two cars at the rear is a lawned garden with decked seating area and patio. We cannot guarantee long tenancy. Please read the relevant information clause. The property would be ideal for those between house sales.

Relevant Information

This property is owned by the Church. Under the Renters Rights Act possession may be sought for occupation by the church to house a minister of Religion. You should therefore not consider this property a long term tenancy. We feel it best practice to inform all prospective tenants from the outset that you may not have a long lease.

Ground Floor

Entrance Hall

With wood effect floor, radiator, Power Point. Built-in storage cupboard.

WC 3' 10" x 5' 4" (1.18m x 1.63m)

With wood effect floor, basin and WC in white, radiator.

Living Room 11' 5" x 18' 10" (3.47m x 5.74m)

With carpeted floor, radiator, PowerPoint, aerial point, feature hearth.

Dining Room 11' 2" x 11' 8" (3.41m x 3.55m)

With laminate floor, radiator, Power Point, patio doors onto rear.

Kitchen 8' 8" x 16' 5" (2.65m x 5.00m)

Modern fitted kitchen with grey wall and base units marble effect surfaces over. Part tiled walls and wood effect floor. Includes cooker point, Power Point, radiator, door to rear and garage.

Garage 19' 8" x 9' 1" (6.00m x 2.76m)

With concrete floor, up and over door, Power Point, Washer point, built-in storage cupboards.

First Floor

Landing

With carpeted floor, radiator, PowerPoint, built-in airing cupboard.

Bedroom 1 7' 10" x 7' 7" (2.40m x 2.30m)

With carpeted floor, radiator, Power Point, built-in wardrobes.

Bedroom 2 12' 2" x 11' 10" (3.70m x 3.60m)

With carpeted floor, radiator, Power Point, built in wardrobes.

Bedroom 3 11' 10" x 14' 2" (3.60m x 4.32m)

With carpeted floor, radiator, Power Point, en-suite bathroom off.

En-suite 5' 9" x 6' 3" (1.74m x 1.90m)

Fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with combination shower. Fully walls and tiled floor. Includes heated chrome towel radiator.

Family Bathroom 5' 11" x 7' 6" (1.80m x 2.28m)

Modern fitted bathroom suite and white with WC, pedestal basin, panel bath with mixer shower over. Fully tiled walls and fully tiled floor. Includes heated chrome towel radiator.

Bedroom 4 9' 4" x 14' 1" (2.85m x 4.29m)

With carpeted floor, radiator, Power Point, built-in wardrobes and bedroom furniture.

Outside

To the frontage is a block driveway suitable for parking two cars at the rear is a lawned garden with decked seating area and patio.



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.

sales • lets • surveys • auctions



www.keates.uk.com



KEATES

sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com

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.

sales • lets • surveys • auctions



www.keates.uk.com



Energy performance certificate (EPC)

8 Perivale Close STOKE-ON-TRENT ST1 6UD	Energy rating C	Valid until:	28 February 2035
		Certificate number:	2582-3047-3202-2785-1200

Property type

Detached house

Total floor area

134 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 C. It has the potential to be B.

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