

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Modernised Two bed Terraced House**
- **Central Heated and Double Glazed**
- **Modern fitted kitchen**
- **Close to Longton Town Centre**
- **EPC Band D, Rating 66 Council Tax E**
- **Ask an adviser to book your viewing**



**29 Carron Street, Stoke-On-Trent**  
Stoke-On-Trent, ST4 3DT

**Monthly Rental Of**  
**£595**

## Description

A two bedroom terraced property situated in Fenton which has been fully modernised throughout. The property benefits from gas central heating and double glazing. Accommodation comprises hallway, dining room, living room, kitchen and bathroom at ground floor level with two bedroom to the first floor. At the rear is an enclosed paved yard with pedestrian access.

## Ground Floor

### Hallway

With laminated floor, radiator, PVCu front door

### Dining Room

With carpeted floor, radiator, Power Point.

### Living Room *12' 3" x 12' 2" (3.74m x 3.70m)*

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

### Kitchen *7' 1" x 12' 4" (2.17m x 3.75m)*

Modern fitted kitchen with white wall and base units, granite effect surfaces over. Part tiled walls and wood laminate floor. Includes cooker point, washer point and Power Points.

### Bathroom *7' 3" x 7' 3" (2.20m x 2.21m)*

Fitted bathroom suite in white with WC, pedestal basin, panel bath with mixer shower and screen over. Part tiled walls and wood effect floor. Include radiator and extractor fan.

## First Floor

### Bedroom 1 *12' 2" x 12' 3" (3.7m x 3.73m)*

With laminated floor, radiator, Power Point, built-in cupboard

### Bedroom 2 *12' 7" x 12' 4" (3.83m x 3.75m)*

With laminated floor, radiator and Power Point.

## 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 (EPC)

29 Carron Street STOKE-ON-TRENT ST4 3DT	Energy rating <b>C</b>	Valid until: <b>20 July 2033</b>
		Certificate number: <b>0380-2083-0230-2307-7811</b>

## Property type

Mid-terrace house

## Total floor area

79 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 current energy rating is C. It has the potential to be B.

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