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84 Church Street
Stoke-on-Trent
ST4 1BS

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- **Four Bedroom, Three Reception Room Detached House**
- **Large Gardens, Off-Road Parking for Three, Garage**
- **Gas Central Heating, Double Glazing,**
- **We cannot guarantee a long lease**
- **Please Ask One of Our Advisors For Further Details**



1a Moor Street, Burton-On-Trent
Burton-On-Trent, DE14 3SU

Monthly Rental Of
£1,195

Description

A four bedroom, three reception room detached house, with spacious gardens, ample off-road parking, and a garage, situated in the town of Burton-on-Trent. The property is gas central heated and double glazed, with living accommodation comprising entrance hallway, cloakroom / W.C., living room, dining room, study, and kitchen at ground floor level, with four bedrooms, a bathroom and separate W.C. to the first floor. The property is set within a large garden plot with lawned gardens and mature shrubs to both front and rear, and off-road parking for up to three vehicles to the side of the property, leading to a single detached garage. We cannot guarantee a 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 Hallway

With built-in cupboard, radiator, power points, and parquet flooring.

Study 11' 9" x 17' 0" (3.58m x 5.19m)

With pvcu double glazed window, gas fire, radiator, power points, and carpeted flooring.

Cloakroom / W.C. 3' 0" x 7' 10" (0.91m x 2.39m)

With radiator, W.C., pedestal washbasin, and vinyl flooring.

Living Room 12' 2" x 16' 8" (3.72m x 5.09m)

With pvcu double glazed window, gas fire, radiator, power points, and carpeted flooring.

Dining Room 12' 1" x 14' 8" (3.69m x 4.47m) max.

With pvcu double glazed window, radiator, power points, and carpeted flooring.

Kitchen 11' 11" x 11' 4" (3.63m x 3.46m)

Fitted kitchen with light wood colour units, granite-effect worktops, and single sink and drainer unit. Also with pvcu double glazed window, built-in cupboards, extractor fan, radiator, power points, cooker point, part-tiled walls, vinyl flooring, and rear entrance door.

First Floor

Landing

With built-in cupboard, radiator, and carpeted flooring.

Bedroom 1 12' 2" x 17' 3" (3.71m x 5.26m)

With pvcu double glazed window, radiator, power points, and carpeted flooring.

Bedroom 2 11' 9" x 16' 10" (3.59m x 5.14m)

With pvcu double glazed window, radiator, power points, and carpeted flooring.

Bedroom 3 13' 9" x 13' 0" (4.18m x 3.96m)

With pvcu double glazed window, radiator, power points, and carpeted flooring.

Bedroom 4 9' 7" x 11' 6" (2.92m x 3.5m)

With pvcu double glazed window, radiator, power points, and carpeted flooring.

Bathroom 7' 5" x 9' 4" (2.25m x 2.85m)

White bathroom suite comprising pedestal washbasin, panelled bath and shower cubicle. Also with pvcu double glazed window, extractor fan, towel radiator, part-tiled walls, and tile-effect vinyl flooring.

W.C. 2' 11" x 6' 4" (0.89m x 1.94m)

With white W.C., radiator, and tile-effect vinyl flooring.

Outside

The property is set within a large garden plot with lawned gardens and mature shrubs to both front and rear, and off-road parking for up to three vehicles to the side of the property, leading to a single detached garage.



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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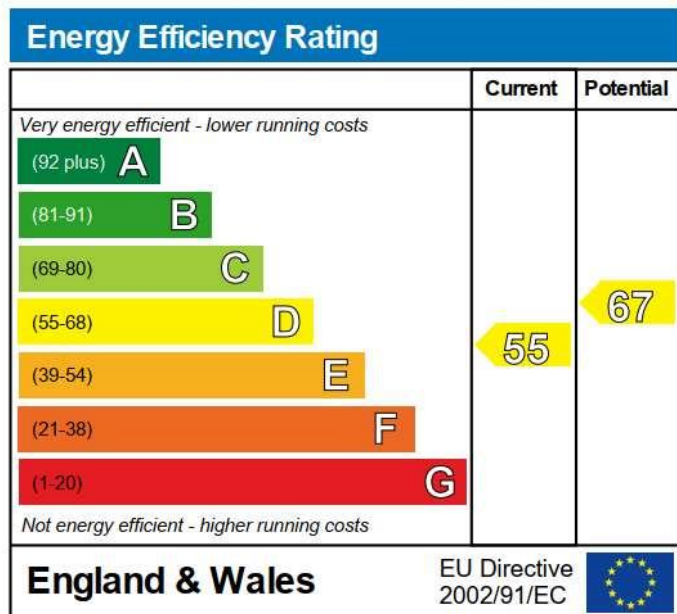
Energy Performance Certificate



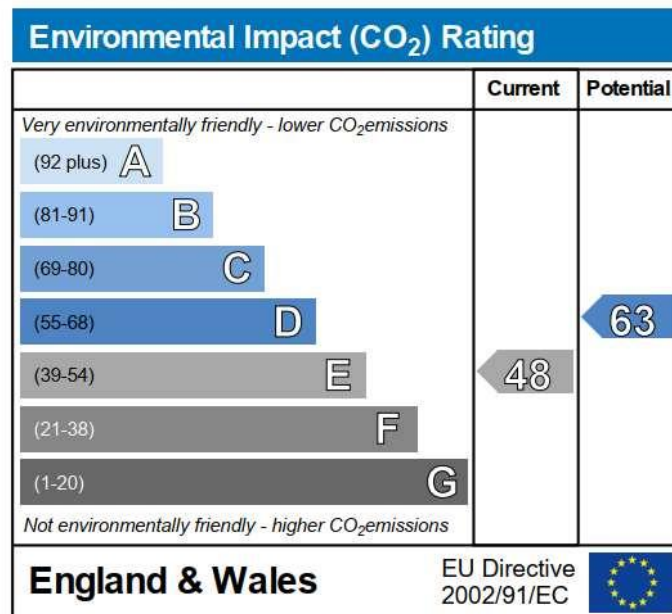
1a, Moor Street
BURTON-ON-TRENT
DE14 3SU

Dwelling type: Detached house
Date of assessment: 30 September 2011
Date of certificate: 30 September 2011
Reference number: 8829-6521-9750-5080-9972
Type of assessment: RdSAP, existing dwelling
Total floor area: 175 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	257 kWh/m ² per year	182 kWh/m ² per year
Carbon dioxide emissions	8.7 tonnes per year	6.1 tonnes per year
Lighting	£97 per year	£74 per year
Heating	£1431 per year	£1013 per year
Hot water	£117 per year	£111 per year

You could save up to £446 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.