

KEATES

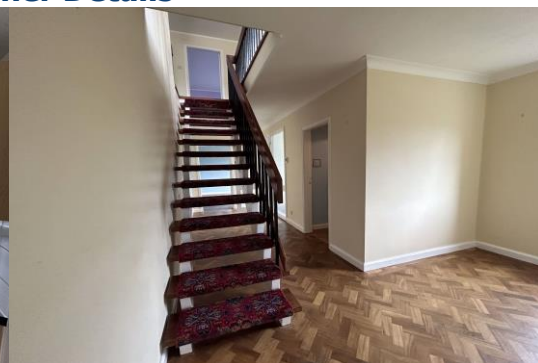
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Four Bedroomed Detached House
- Front and Rear Gardens, Single Garage
- We cannot guarantee a long tenancy
- Oil Central Heating and Double Glazed
- EPC Band D , Rating 57 Council Tax F
- Please Ask One of Our Advisors For Further Details



The Vicarage, Nantwich Road
Crewe, CW3 9SA

Monthly Rental Of
£995

Description

Four bedroom detached property, situated in the rural village of Woore. This four bedroom property benefits from central heating, double glazing, substantial gardens and off-road parking. Accommodation comprise entrance hall, study, inner hall, WC, living room, dining room, kitchen and utility at ground floor level with four bedrooms and a family bathroom with separate WC to the first floor. To the frontage is a tarmac drive suitable for parking four cars leading to a detached brick built garage. At the rear extensive lawn and patio seating area. 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. The property is heated by oil central heating and is not mains gas.

Ground Floor

Hallway

with carpeted floor, built-in close cupboard.

Study 13' 11" x 13' 8" (4.23m x 4.16m)

With parquet floor, radiator, power, points, built-in shelving.

Inner Hall

With parquet floor, radiator, Power Point, stairs and WC off.

WC 7' 7" x 4' 11" (2.31m x 1.50m)

With WC and basin in white, part tiled walls and tile effect floor. Includes radiator and extractor fan.

Living Room 13' 3" x 23' 3" (4.05m x 7.08m)

With parquet floor, feature hearth with inset fire, radiator, aerial point, power points.

Dining Room 12' 0" x 13' 2" (3.66m x 4.02m)

With parquet floor, radiator, Power Point, door to rear

Kitchen 12' 3" x 17' 2" (3.73m x 5.22m)

Fitted kitchen with pale wood wall and base units, granite effect surfaces over. Part tiled walls and tile effect floor. Include cooker point, power points, Washer point, radiator

Utility room 8' 6" x 8' 2" (2.6m x 2.48m)

With tiled floor and part tiled walls, washer point, Power Point. Door to rear.

First Floor

Landing

with carpeted floor, radiator, Power Point.

Bedroom 1 13' 6" x 13' 5" (4.11m x 4.08m)

With carpeted floor, radiator, Power Point, built-in wardrobe, basin

Bedroom 2 13' 6" x 12' 11" (4.12m x 3.93m)

With carpeted floor, radiator, Power Point.

Bedroom 3 9' 6" x 8' 3" (2.89m x 2.52m)

With carpeted floor, radiator, Power Point.

Bedroom 4 12' 1" x 13' 1" (3.69m x 4.00m)

With carpeted floor, radiator, Power Point, basin

Bathroom 7' 5" x 7' 10" (2.27m x 2.40m)

Fitted bathroom suite in white with basin and panel bath with electric shower over. Fully tiled walls and carpeted floor. Includes radiator.

WC 7' 2" x 3' 9" (2.19m x 1.15m)

With WC and white, part tiled walls and vinyl floor.

Garage 16' 5" x 18' 3" (5.00m x 5.55m)

With concrete floor, power points, lighting. Electric door

Outside

To the frontage is a tarmac driveway, suitable for parking several cars, leading to a gravel carport and front lawn. At the rear are extensive, lawns and a patio seating area.

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/ 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 (EPC)

THE VICARAGE
NANTWICH ROAD
WOORE
CREWE
CW3 9SA

Energy rating

D

Valid until: 20 June 2031

Certificate number: 8700-0238-0522-3096-3693

Property type

Detached house

Total floor area

187 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average