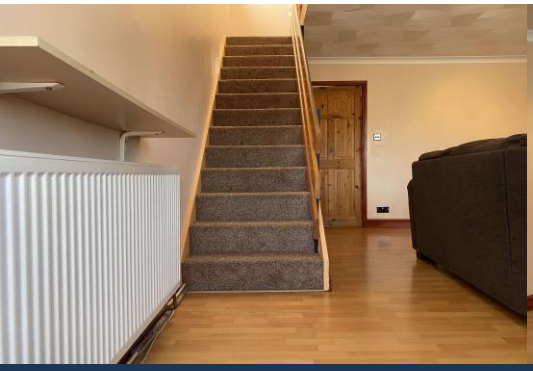
KEATES
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Three Bed Semi Detached Property**
- **Parking & Gardens**
- **EPC Band C, Rating 71 Council Tax B**
- **Gas Central Heated, Double Glazed**
- **Modern Fitted Kitchen**
- **Ask an adviser to book your viewing**







20 Aegean Close, Stoke-On-Trent
Stoke-On-Trent, ST4 8UL

Monthly Rental Of
£1,100

Description

A large three bedroom semi-detached property situated in the popular suburb of Trentham. The property benefits from gas central heating, double glazing, parking and gardens. Accommodation comprises entrance porch, living room, kitchen diner at ground floor level with three bedrooms and family bathroom to the first floor. To the frontage as a lawn garden and side driveway leading to a carport and detached single garage. At the rear is a low maintenance paved and gravel garden.

Ground Floor

Entrance Porch

With laminate floor, radiator, PVCu door front.

Living Room *14' 5" x 15' 8" (4.39m x 4.77m)*

With laminate floor, radiator, Power Point, aerial point, feature hearth, stairs off. Built-in cupboard.

Kitchen/Diner *14' 6" x 8' 4" (4.41m x 2.54m)*

Modern fitted kitchen with a feature wall and base units marble effect surfaces over. Part tiled walls and fully tiled floor. Includes integrated cooker hob and extractor hood, integrated dishwasher, integrated washing machine, built-in cupboard, PowerPoint, door to rear.

First Floor

Landing

WIth carpeted floor, window to side, Power Point.

Bedroom 1 *8' 4" x 14' 1" (2.55m x 4.28m)*

With a laminate floor, radiator, PowerPoint and wardrobes.

Bedroom 2 *11' 4" x 5' 9" (3.45m x 1.76m) Max measurement*

With laminate floor, radiator, Power Point and built-in airing cupboard.

Bedroom 3 *8' 10" x 10' 1" (2.69m x 3.08m)*

With carpeted floor, radiator, Power Point.

Bathroom *6' 1" x 6' 0" (1.86m x 1.84m)*

Fitted bathroom suite in white with WC, pedestal basin, panel bath with combination shower and screen over. Majority tiled walls and vinyl floor.

Includes heated chrome towel radiator, fitted cupboard.

Outside

To the frontage is a lawned garden and side driveway leading to an extensive carport onto a single brick built garage. At the rear is a paved low maintenance rear garden.








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.

Hulme Associates Ltd t/a Keates. Registered Office: DPC House, Vernon Road, Stoke-on-Trent, ST4 2QY Company No. 4918162

Energy performance certificate (EPC)

20 Aegean Close STOKE-ON-TRENT ST4 8UL	Energy rating **C**	Valid until:	**26 September 2032**
		Certificate number:	**0398-3020-8201-3592-6200**

Property type

Semi-detached house

Total floor area

68 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).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

See how to improve this property's energy performance.