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84 Church Street
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- **Four Bed Detached with three living rooms**
- **Central Heated, Double Glazed**
- **EPC Band E Rating 54, Council Tax E**
- **Parking and Garden**
- **We cannot guarantee a long lease**
- **Please Ask One of Our Advisors For Further Details**



**St Werburgh's Presbytery, Haywood
Road**
Stoke-On-Trent, ST6 7AH

**Monthly Rental Of
£995**

Description

A large four bedroom detached property with off-road parking, front and rear gardens. The property benefits from gas central heating and double glazing with a modern kitchen and bathroom. Accommodation comprises hallway, study, living room, dining room, kitchen diner, WC and utility at ground floor level with four bedrooms and a family bathroom to the first floor. To the frontage is a tarmac driveway suitable for Parking two cars and a lawn garden at the rear is a lawn garden, patio seating area and brick built garage. We cannot guarantee a long tenancy. 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 carpet floor, radiator, Under stairs cupboard, Power Point, stairs off.

Study 12' 0" x 17' 9" (3.65m x 5.41m)

With carpeted floor, radiator, PowerPoint, shelving.

Living Room 16' 7" x 15' 10" (5.05m x 4.83m)

With carpeted floor, radiator, Power Point, feature hearth with inset fire

Dining Room 12' 2" x 11' 2" (3.72m x 3.41m)

With carpeted floor, radiator, Power Point .

WC 8' 2" x 6' 3" (2.49m x 1.90m)

Fitted suite in white with WC and wash basin. Part tiled walls and tile effect floor. Includes a radiator.

Kitchen/Diner 14' 6" x 11' 6" (4.43m x 3.50m)

Fitted kitchen with fitted wall and base units in pale grey, wood effect surfaces, over. Part tiled walls and tile effect floor. Includes radiator, Power Point, cooker, point, extractor hood, built-in cupboards.

Rear Hall

With floor, PVCu door rear

Utility room 3' 8" x 7' 11" (1.12m x 2.42m)

With Power and Washer points.

First Floor

Landing

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

Bedroom 1 13' 2" x 15' 11" (4.02m x 4.85m)

With carpeted floor, radiator, PowerPoint, built-in cupboards.

Bedroom 2 12' 7" x 11' 3" (3.84m x 3.43m)

With carpeted floor, radiator, PowerPoint.

Bedroom 3 12' 4" x 12' 0" (3.75m x 3.67m)

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

Bedroom 4 12' 4" x 10' 8" (3.77m x 3.24m)

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

Family Bathroom 8' 9" x 9' 10" (2.67m x 3.00m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath and separate shower cubicle with electric shower. Part tiled walls and tile effect floor. Includes radiator, extractor fan.

Outside

To the frontage is a tarmac driveway leading to, parking for two cars and a front lawn. At the rear is a lawn garden, patio, seating area and the side 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.

Energy performance certificate (EPC)

St. Werburghs Presbytery Haywood Road STOKE-ON-TRENT ST6 7AH	Energy rating E	Valid until: 4 December 2033 Certificate number: 2316-3932-0209-5667-8204
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Property type	Detached house
Total floor area	184 square metres

Rules on letting this property

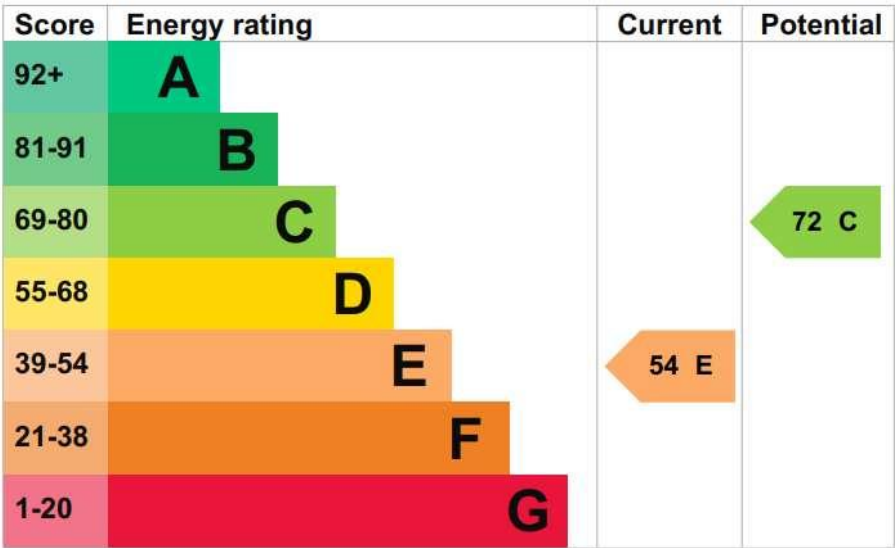
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be C.

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



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.