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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Large modernised two bedroom terraced house
- Modern kitchen and bathroom
- Council Tax band A
- Gas central heating and double glazing
- EPC Band C Rating 69
- Ask an advisor to book your viewing



212 Cobridge Road, Stoke-On-Trent
Stoke-On-Trent, ST1 5JL

Monthly Rental Of
£725

Description

A fully modernised large two bedroom terraced property situated close to Festival Park. This fully modernised property benefits from Gas central heating and double glazing, newly fitted kitchen and bathroom. Accommodation comprises through living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. To the frontage there is a focourt whilst at the rear is enclosed paved the yard with pedestrian access.

Ground Floor

Living Room 26' 10" x 11' 3" (8.17m x 3.44m)

With carpeted floor, radiators times three, Power Point, aerial point, central stairs off.

Kitchen 9' 3" x 6' 2" (2.82m x 1.87m)

Modern fitted kitchen with pale grey wall and base units granite effect surfaces over. Part tiled walls and tile effect floor. Includes cooker point, Power Point, washer point.

Rear Hall

With tile effect floor, built-in airing cupboard, door to rear.

Bathroom 5' 6" x 8' 8" (1.67m x 2.65m)

Modern fitted bathroom suite and white with WC, pedestal basin, panel bath with mixer shower and screen over. Part tiled walls and tile effect floor. Includes radiator and extractor fan.

First Floor

Bedroom 1 11' 8" x 11' 3" (3.56m x 3.42m)

With carpeted floor, radiator, Power Point.

Bedroom 2 12' 10" x 11' 3" (3.90m x 3.42m)

With carpeted floor, radiator, Power Point.

Outside

To the frontage is a wall forcourt whilst at the rear is an 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/ 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)

212 Cobridge Road STOKE-ON-TRENT ST1 5JL	Energy rating	Valid until:	23 May 2032
	C	Certificate number:	6602-0225-2550-4474-0222

Property type Mid-terrace house

Total floor area 72 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 energy rating is C. It has the potential to be B.

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