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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Four bedroom detached property
- Central heated and double glazed
- Parking and gardens
- Council Tax D EPC Band D Rating 67
- Only available for short-term Letting
- Ask an advisor to book your Viewing



5 Rimbach Drive, Little Haywood
Stafford, ST18 0QY

Monthly Rental Of
£1,200

Description

A four bedroom detached property situated on a corner plot. This four bedroom property benefits from Gas central heating and double glazing throughout. Accommodation comprises entrance hall, WC, living room, kitchen open plan onto dining room, conservatory and garage at ground floor level with four bedrooms and a family bathroom to the first floor. To the frontage is tarmac driveway suitable for parking two cars and a lawned garden. At the rear is enclosed garden with patio and lawn. We cannot guarantee a long-term lease. The property is ideal for people 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 Porch

With tiled floor and door front.

Hallway

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

WC 7' 2" x 2' 10" (2.18m x .87m)

With carpeted floor, WC and basin, radiator.

Living Room 18' 7" x 11' 10" (5.67m x 3.61m)

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

Kitchen 10' 9" x 9' 2" (3.27m x 2.80m)

Fitted kitchen with wood wall base units granite effect surfaces over. Part tiled walls and wood effect floor. Includes cooker point, Power Point, Washer point. Open plan onto dining room.

Dining Room 10' 5" x 10' 4" (3.18m x 3.14m)

With carpeted floor, radiator, Power Point, wall lights, door to rear.

Conservatory 11' 10" x 7' 9" (3.61m x 2.37m)

With tiled floor, Power Point, door to rear and door to garage.

Garage 18' 5" x 8' 8" (5.61m x 2.63m)

With concrete floor, up and over door, Power Point.

First Floor

Landing

With carpeted floor, window to side, Power Point. Built in airing cupboard with gas boiler.

Bedroom 1 12' 3" x 6' 4" (3.73m x 1.92m)

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

Bedroom 2 11' 7" x 11' 5" (3.53m x 3.47m)

With carpeted floor, radiator, Power Point.

Bedroom 3 9' 3" x 8' 1" (2.81m x 2.47m)

With carpeted floor, radiator, Power Point.

Bedroom 4 8' 10" x 10' 4" (2.69m x 3.16m)

With carpeted floor, radiator, Power Point.

Family Bathroom 7' 11" x 7' 5" (2.41m x 2.27m)

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

Outside

To the frontage is a lawn garden and tarmac driveway suitable for parking two cars. At the rear is an enclosed garden with patio and lawn.

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)

5 Rimbach Drive Little Haywood STAFFORD ST18 0QY	Energy rating D	Valid until:	5 September 2032
		Certificate number:	0755-3020-0201-7152-0200

Property type	Detached house
Total floor area	92 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 D. It has the potential to be B.

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