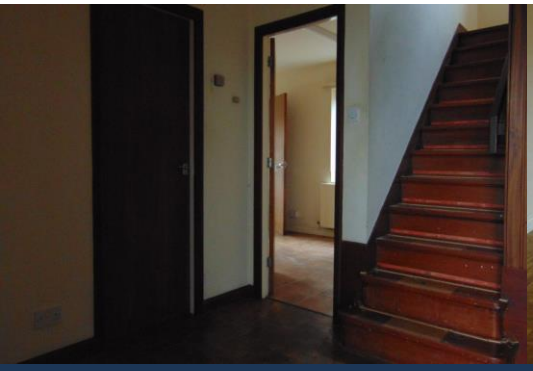
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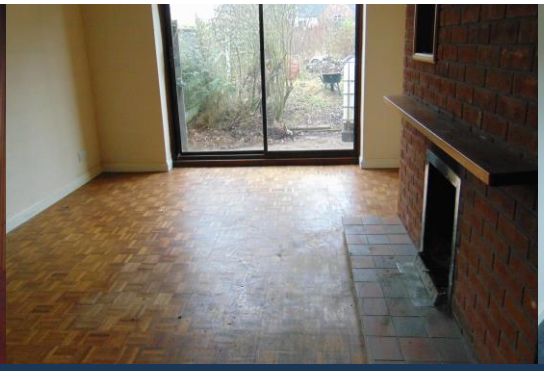
84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Four Bed Detached House**
- **Double Glazed**
- **EPC Band C , Rating 74 Council Tax E**
- **Gas Central Heated**
- **Gardens and Parking**
- **We cannot guarantee a long lease**







The New Rectory, Norton Lane
Stoke-On-Trent, ST6 8BY

Monthly Rental Of
£895

Description

A four bedroom detached property in need of some TLC but at a reduced rent allowing for decoration and carpeting. The property benefits from gas central heating throughout, double glazing and an open fire. Accommodation comprises hallway, study, ground floor WC, living room, kitchen diner and utility at ground floor level with four bedrooms, family bathroom and separate WC you to the first floor. To the outside there is parking for two cars and a single integral garage. At the rear is an enclosed rear yard and a side garden in need of maintenance. We cannot guarantee a long tenancy. The property would be ideal for those between house sales.

Ground Floor

Hallway
With tiled floor, radiator, built-in cupboard and integral door to garage.

Study *11' 9" x 14' 11" (3.57m x 4.54m)*
With power points and radiator

Inner Hall
with Parque floor, radiator, Power Point

Ground Floor WC *4' 11" x 6' 6" (1.50m x 1.97m)*
Pale green suite with WC and pedestal basin. Part tiled walls.Includes radiator and extractor fan.

Living Room *16' 11" x 17' 11" (5.15m x 5.45m)*
With Parque floor, radiator, PowerPoint, aerial point and open fire.

Dining Room *12' 8" x 12' 4" (3.85m x 3.77m)*
With Parque floor, radiator and power points.

Kitchen *20' 3" x 9' 8" (6.18m x 2.94m)*
The fitted kitchen with beige wall and base units, working surfaces over. Tiled floor and half tiled walls. Includes cooker point and power points. Radiator.

Utility room *10' 11" x 6' 8" (3.34m x 2.03m)*
With a range of wall and base units in white. Plumbing for washing machine. Power points. Includes radiator and extractor fan. Door to rear.

First Floor

Landing
With wooden floor, radiator, built-in cupboard.

Bedroom 1 *12' 3" x 11' 7" (3.74m x 3.54m)*
With radiator, Power Point. Built-in wardrobe and sink

Bedroom 2 *12' 4" x 9' 5" (3.77m x 2.87m)*
With a wooden floor, radiator, Power Point and built-in wardrobe

Bedroom 3 *16' 8" x 10' 5" (5.07m x 3.17m)*
With Power Point, radiator, built-in wardrobe

Seperate WC *7' 2" x 5' 4" (2.18m x 1.62m)*
With pale green WC and basin set in vanity unit. Part tiled walls and radiator.

Family Bathroom *6' 11" x 10' 1" (2.11m x 3.07m)*
Fitted bathroom suite in white with pedestal basin, paneled bath with electric shower over. Part tiled walls and tiled effect vinyl floor. Includes radiator and extractor fan.

Bedroom 4 *12' 8" x 13' 7" (3.87m x 4.13m)*
With radiator, Power Point and built-in wardrobes

Garage *20' 7" x 9' 9" (6.27m x 2.98m)*
With electrical power and door to rear.

Outside

To the frontage is parking for two cars leading to a single integral garage. At the rear is a patio seating area with mature borders. To the side of the property is garden in need of maintenance.

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 minster of Religion. You should therefore not consider this proeprty 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.








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)

The New Rectory Norton Lane STOKE-ON-TRENT ST6 8BY	Energy rating **C**	Valid until:	**16 October 2036**
		Certificate number:	**6436-6520-3609-0226-7206**

Property type	Detached house
Total floor area	148 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 rating and score

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

See how to improve this property's energy efficiency.