



- **Two Bedroom Terraced House**
- **Double Glazed**
- **EPC Band D, Rating 64**
- **Gas Central Heated**
- **Modernised**
- **Ask an adviser to book your viewing**



25 Queen Street, Cheadle
Stoke-on-Trent, ST10 1BQ

Monthly Rental Of
£475

Description

AVAILABLE MID JULY: A two bedroom modernised terraced property in the heart of Cheadle. Benefiting from gas central heating and double glazing this two bedroom terraced comprises living room, kitchen diner at ground floor level with two bedrooms and a bathroom to the first floor. At the rear of the property is an outbuilding with utility and WC.

Ground Floor

Living Room 10' 10" x 12' 7" (3.30m x 3.84m)

With Carpeted floor, radiator, Power Point, aerial point and feature hearth with inset fire.

Kitchen/Diner 10' 10" x 8' 7" (3.31m x 2.62m)

Modern fitted kitchen with light oak wall and base units marble effect surfaces over. Part tiled walls And fully tiled floor. Includes integrated cooker hob and extractor hood, radiator, power points. Stairs off, door to rear.

First Floor

Landing

With carpeted floor

Bedroom 1 8' 10" x 10' 11" (2.70m x 3.34m)

With carpeted floor, radiator, power points.

Bathroom 8' 1" x 3' 3" (2.46m x 1.00m)

Modern fitted bathroom suite in white with pedestal basin, WC and enclosed shower cubicle with electric shower. Fully tiled walls and Vinyl floor. Includes radiator and extractor fan.

Bedroom 2 8' 5" x 8' 9" (2.57m x 2.66m)

With carpeted floor, radiator and power points

Outside

Brick built utility room: 1.89×1.51. Fitted wall and base units in wood. Part tiled walls and fully tiled floor. Includes PowerPoint, washer point and radiator
Outside WC: 1.46×2.14. White WC. Tiled floor and part tiled walls.

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

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 drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

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. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

Our Agency

We are a RIC's regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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25, Queen Street, Cheadle, STOKE-ON-TRENT, ST10 1BQ

Dwelling type: Mid-terrace house Reference number: 8190-7922-6420-6835-9206
 Date of assessment: 05 February 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 08 February 2020 Total floor area: 44 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

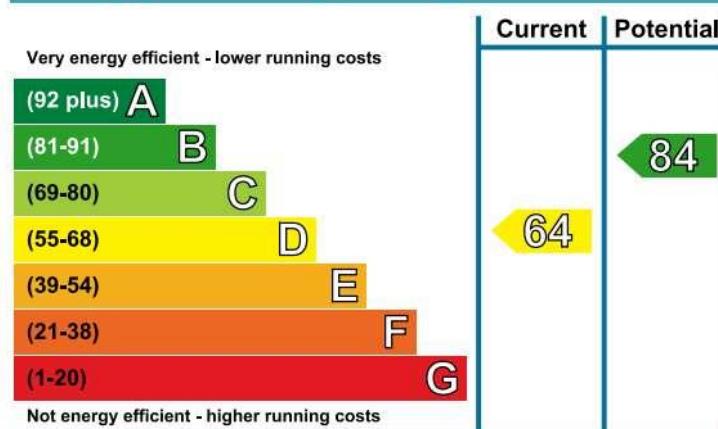
Estimated energy costs of dwelling for 3 years:	£ 1,869
Over 3 years you could save	£ 300

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 114 over 3 years	
Heating	£ 1,464 over 3 years	£ 1,299 over 3 years	
Hot Water	£ 237 over 3 years	£ 156 over 3 years	
Totals	£ 1,869	£ 1,569	 You could save £ 300 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 168
2 Low energy lighting for all fixed outlets	£20	£ 51
3 Solar water heating	£4,000 - £6,000	£ 81

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.