

KEATES

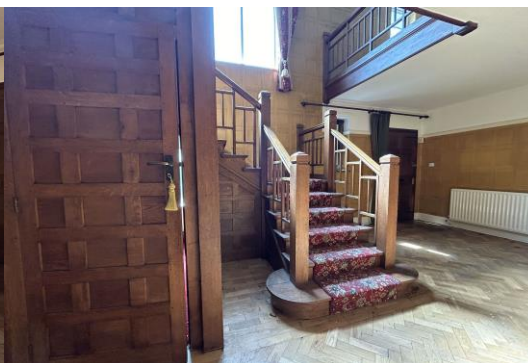
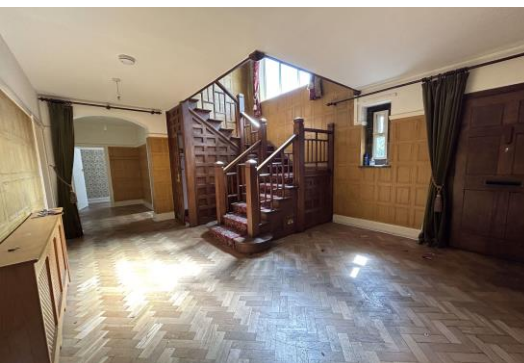
sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Six Bedroom Detached House
- Gas Central Heated
- EPC Band C Rating 71, Council Tax F
- Large Property
- Double Glazed
- We cannot guarantee a long lease



**St Mary & St Chad's Presbytery , 269
Anchor Road
Stoke-On-Trent, ST3 5DN**

**Monthly Rental Of
£1,200**

Description

A very large detached property situated on a large plot off Anchor Road in Sandford Hill. The property benefits from gas central heating and double glazing throughout, off-road parking for many cars and gardens. Accommodation comprises entrance porch, large hallway, living room, study, dining room, ground floor WC, storerooms, Office, kitchen and utility at ground floor level with six bedrooms and two bathrooms plus a separate WC to the first floor. To the frontage is a tarmac driveway and hedged front garden. At the rear is a lawn garden and hedged borders. 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 Porch

With tiled floor and PVCu door front.

Hallway

With parquet floor, radiator, power points, built-in storage cupboard and feature staircase.

Living Room 18' 4" x 14' 6" (5.58m x 4.41m)

With parquet floor, feature hearth with inset fire, Power Point, Radiator, patio door to rear.

Study 12' 3" x 14' 0" (3.73m x 4.26m)

With parquet floor, feature art deco fireplace, radiator, Power Point and built-in shelving.

Dining Room 16' 1" x 13' 11" (4.91m x 4.23m)

With parquet floor, Feature art deco fireplace, Power Point, radiator, aerial point.

Store Room 11' 11" x 6' 5" (3.64m x 1.96m)

With vinyl floor, radiator, Power Point.

WC 8' 0" x 8' 10" (2.45m x 2.68m)

Fitted suite in white with WC, pedestal basin, part tiled walls and tile effect floor. Includes radiator.

Office 13' 11" x 12' 4" (4.25m x 3.77m)

With parquet floor, radiator, Power Point.

Kitchen 13' 3" x 11' 10" (4.04m x 3.61m)

Modern fitted kitchen with white wall and base units granite effect surfaces over. Part tiled walls and tile effect floor. Includes Cooker point, Power Point, stillage cupboard.

Utility Room

With fitted base units in white granite effect surfaces over. Part tiled walls and tile effect floor. Include Power Point, Washer point, Belfast sink.

Out House

With three brick built storerooms in Integral to utility room.

Garage 10' 0" x 20' 9" (3.06m x 6.32m)

With concrete floor, up over door, electric power and lighting.

First Floor

Landing

A large gallery landing with radiator, Power Point, wooden floor and two windows to front.

Bedroom 1 18' 6" x 13' 11" (5.65m x 4.25m)

With carpeted floor, radiator, Power Point, built-in wardrobes and fitted sink.

Bedroom 2 12' 7" x 13' 11" (3.84m x 4.24m)

With carpeted floor, radiator, Power Point.

Bedroom 3 16' 6" x 13' 10" (5.04m x 4.22m)

With carpeted floor, radiator, PowerPoint and en-suite bathroom off.

En-suite 7' 7" x 11' 11" (2.30m x 3.63m)

Fitted bathroom suite in white with WC, pedestal basin, b-day and enclosed shower cubicle with electric shower. Part tiled walls and tile effect floor. Includes radiator.

Family Bathroom 8' 4" x 8' 9" (2.54m x 2.66m)

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

Bedroom 4 10' 10" x 12' 5" (3.29m x 3.79m)

With carpeted floor, radiator, power points.

Bedroom 5 12' 7" x 10' 10" (3.83m x 3.31m)

With carpeted floor, radiator, power points.

Bedroom 6 8' 8" x 12' 4" (2.63m x 3.75m)

With radiator, Power Point, vinyl floor.

WC 8' 1" x 3' 5" (2.46m x 1.04m)

With WC and basin in white, tile effect floor

Viewings

To view this, or any other of our properties, please call **01782 847083**.



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.

sales • lets • surveys • auctions



www.keates.uk.com



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)

269 Anchor Road STOKE-ON-TRENT ST3 5DN	Energy rating C	Valid until: 9 May 2034
		Certificate number: 5134-8825-1300-0522-7202

Property type	Detached house
Total floor area	196 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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