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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Three Bedroom Semi Detached House**
- **Gas Central Heating, Double Glazed**
- **Parking For Two Cars, Garden**
- **Newly Refurbished**
- **EPC Band D Rating 60, Council Tax A**
- **Please Ask One Of Our Advisors For Further Details**



8 Taunton Way, Stoke-On-Trent
Stoke-On-Trent, ST2 0NL

Monthly Rental of
£895

Description

A recently renovated three-bedroom semi-detached property with a part-glazed garden room, gardens and off-road parking for two cars, situated in the suburb of Bentilee. The property benefits from gas central heating and is double glazed, with modernised accommodation comprising entrance porch, living room, dining room, kitchen and garden room to the ground floor, with three bedrooms and a family bathroom to the first floor. Outside, there is a paved area to the front of the property, alongside a paved driveway providing off-road parking for two cars. The rear garden is split level and mainly laid to lawn.

Ground Floor

Entrance Porch

Vinyl Flooring

Living Room 17' 11" x 10' 11" (5.46m x 3.32m)

UPVC window to front and side, radiator, power points, aerial point, carpet flooring, stairs off to first floor.

Dining Room 11' 7" x 6' 11" (3.53m x 2.11m)

UPVC window, power points, radiator, vinyl flooring

Kitchen 10' 6" x 10' 4" (3.20m x 3.15m)

UPVC Patio door, range of dove grey wall and base units with wood-effect surfaces, cooker point, washer point, radiator, part metro-tiled walls, vinyl flooring.

Garden Room 9' 8" x 6' 8" (2.94m x 2.03m)

Power points, light grey painted flooring.

UPVC window to rear, built in wardrobe, power points, radiator, carpet flooring.

Family Bathroom 7' 9" x 6' 0" (2.36m x 1.83m)

UPVC window to rear and side, white bathroom suite comprising panelled bath with shower over, pedestal wash hand basin, WC, tiled walls, radiator, extractor fan, vinyl flooring.

Outside

Paved area to the front of the property, alongside a paved driveway providing off-road parking for two cars. The rear garden is split level and mainly laid to lawn.

First Floor

Landing

UPVC window to side, Power points, carpet flooring.

Bedroom 1 8' 6" x 8' 6" (2.59m x 2.59m)

UPVC window to front, built in wardrobe, power points, radiator, carpet flooring.

Bedroom 2 9' 8" x 6' 0" (2.94m x 1.83m)

UPVC window to front, built in wardrobe, Power points, radiator, carpet flooring.

Bedroom 3 12' 6" x 11' 8" (3.81m x 3.55m)



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)

8 TAUNTON WAY
BUCKNALL
STOKE-ON-TRENT
ST2 0NL

Energy rating

D

Valid until

25 April 2031

Certificate number

0310-2029-7040-2809-7525

Property type

Semi-detached house

Total floor area

78 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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