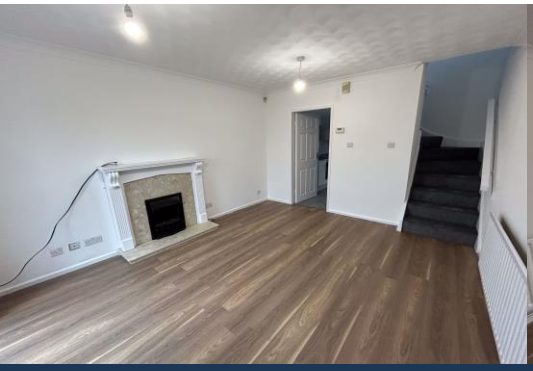
KEATES
sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Modernised Two Bed Semi detached Property**
- **Gas central heated, Double Glazed**
- **EPC Band D, Rating 67 Council Tax A**
- **Garden, Conservatory**
- **Off Road Parking**
- **Ask an adviser to book your viewing**







7 Dobell Grove, Meir Hay

Stoke-On-Trent, ST3 1SX

Monthly Rental Of £895

Description

A modernised two bedroom semi detached property, situated in the popular suburb of Mier Hay. The property benefits from gas central heating, double glazing, off-road parking and front and rear gardens. Accommodation comprises entrance porch, living room, kitchen diner and conservatory at ground floor level with two bedrooms and a bathroom to the first floor. To the frontage is a paved driveway suitable for parking one car and side low maintenance front garden. At the rear is a patio seating area and low maintenance tiered garden leading to side storage.

Ground Floor

Entrance Porch

With pvcu entrance door, and carpeted flooring.

Living Room *10' 10" x 13' 1" (3.3m x 3.98m)*

With laminate floor, radiator, PowerPoint, aerial point, feature, hearth with inset fire.

Dining Kitchen *8' 11" x 12' 6" (2.71m x 3.8m)*

Modern fitted kitchen with white wall and base units granite effect surfaces over. Part tiled walls and Vinyl floor. Includes integrated cooker and oven, radiator, PowerPoint, built-in cupboards.

Conservatory *7' 11" x 9' 9" (2.41m x 2.98m)*

Pvcu double glazed conservatory, with power points, Vynile flooring and doors leading out into the rear garden.

First Floor

Landing

With pvcu double glazed window to side aspect, power point, carpeted flooring, and loft access.

Bedroom 1 *9' 3" x 10' 11" (2.83m x 3.32m)*

With pvcu double glazed window to front aspect, radiator, power points, aerial point, and carpeted flooring.

Bedroom 2 *7' 12" x 8' 11" (2.43m x 2.71m)*

With pvcu double glazed window to rear aspect, radiator, power points, and carpeted flooring.

Bathroom *5' 0" x 8' 1" (1.53m x 2.46m)*

White bathroom suite comprising WC, pedestal washbasin, and panelled bath. With pvcu double glazed window to side aspect, radiator, and part tiled walls.

Outside

To the front of the property, there is a gated garden to the front of the property, and to the rear is a paved garden with shrub beds, garden shed, and pedestrian access.

Viewings

To view this, or any other of our properties, please call 01782 413580.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.

KEATES
sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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.

Hulme Associates Ltd t/a Keates. Registered Office: DPC House, Vernon Road, Stoke-on-Trent, ST4 2QY Company No. 4918162

Energy performance certificate (EPC)

7 Dobell Grove STOKE-ON-TRENT ST3 1SX	Energy rating **D**	Valid until:	**28 July 2034**
		Certificate number:	**5034-5423-4400-0334-0226**

Property type	Semi-detached house
Total floor area	54 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 D. It has the potential to be B.

See how to improve this property's energy efficiency.