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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Two Bed Semi Detached Property
- Gas central heating, double glazing
- Parking and Garden
- Modern Kitchen & Bathroom
- EPC Band D Rating 64, Council Tax B
- Ask an adviser to book your viewing



46 Sunnycroft Avenue, Dresden
Stoke-On-Trent, ST3 4BB

Monthly Rental Of
£895

Description

Modernised two bedroom semi-detached house to rent in Dresden. The property benefits from gas central heating, double glazing, an alarm, modern kitchen & bathroom, plus off road parking suitable for one car and a garden to the rear. Accommodation comprises living room, kitchen/diner and a conservatory to the ground floor with two bedrooms and a bathroom to the first floor.

Ground Floor

Living Room 11' x 14' 1" (3.35m x 4.29m)

A large reception room which comprises power points, radiator, blinds, a feature hearth and gas fire.

Dining Kitchen 7' 2" x 13' 8" (2.18m x 4.17m)

The kitchen comprises white wall and base units with a granite effect work surface, power points, radiator, washer point, tiled flooring and part tiled walls. Integrated appliances include a cooker, hob and extractor hood.

Conservatory 9' 3" x 5' 1" (2.82m x 1.55m)

The conservatory comprises power points.

First Floor

Bedroom 1 11' 3" x 12' 8" (3.43m x 3.86m)

With power points, radiator and carpets.

Bedroom 2 8' 7" x 9' 11" (2.62m x 3.02m)

With power points, radiator, carpets and curtains.

Family Bathroom 6' x 5' 8" (1.83m x 1.73m)

A white bathroom suite which comprises a pedestal wash basin, wc and a panelled bath, part tiled walls and vinyl flooring.

Outside

A large rear garden with a patio and lawn, off road parking to the front of the property.

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/ 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)

46, Sunnycroft Avenue
STOKE-ON-TRENT
ST3 4BB

Energy rating

D

Valid until

8 March 2030

Certificate number

8440-6127-6380-0264-6206

Property type

Semi-detached house

Total floor area

58 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.](#)