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84 Church Street
Stoke-on-Trent
ST4 1BS

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- **Three Bed Cottage on the Edge of the Peak District**
- **Parking and Gardens**
- **EPC Band E Rating 41, Council Tax D**
- **Oil Fired Central Heating, Double Glazed**
- **We cannot guarantee long tenancy**
- **Ask and adviser to book your viewing**



**Moorside View, 1 Upper Ridge Cottages,
Church Street
Buxton, SK17 0PE**

**Monthly Rental Of
£895**

Description

Nestled on the edge Derbyshire Hills is this three bedroomed modern build cottage with separate parking and garage. Property benefits from double glazing and oil fired central heating. Accommodation comprises hallway, WC, kitchen, dining room, living room and rear porch at ground floor level with three bedrooms and a family bathroom to the first floor. To the frontage is a floral garden leading to a rear garden with patio seating area and lawn. At the end of the street is allocated parking and a garage. We cannot guarantee long tenancy. Please read the relevant information clause. 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. Please also note the property is heated by oil central heating. This is not an on demand fuel and has to be brought in advance

Ground Floor

Hallway

With carpeted floor, radiator, Power Point, built-in storage, and stairs off

WC 3' 3" x 6' 4" (0.99m x 1.92m)

With fitted suite in pale green, including WC and basin, carpeted floor, and part tiled walls. Includes built-in cupboard and extractor fan.

Kitchen 9' 6" x 9' 5" (2.89m x 2.86m)

Modern fitted kitchen with wood wall and base units, marble effect surfaces, over. Part tiled walls and tile effect floor. Includes washer point, power points, integrated cooker, hob, and extractor hood, integrated fridge freezer.

Dining Room 11' 6" x 9' 6" (3.51m x 2.89m)

With tile effect floor, radiator, power, points, wall lights

Living Room 16' 2" x 10' 11" (4.93m x 3.34m)

With carpeted floor, radiator, Power Point, feature, hearth with inset fire. Patio door onto storm porch.

Porch

With carpeted floor, door to rear

First Floor

Landing

With carpeted floor, built-in cupboard, power, points, access to loft.

Bedroom 1 11' 0" x 8' 6" (3.36m x 2.58m)

With carpeted floor, radiator, Power Point and built-in wardrobe.

Bedroom 2 6' 9" x 12' 2" (2.06m x 3.70m)

With carpeted floor, radiator, Power Point.

Bedroom 3 11' 5" x 12' 3" (3.49m x 3.73m)

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

Family Bathroom

With wc and basin in pale green. Pannelled bath with electric shower and screen over. Part tiled and part plasticised walls. Tile effect floor. Includes radiator.

Outside

To the frontage is a floral garden leading to a rear garden with patio seating area and lawn. At the end of the street is allocated parking and a single garage.



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)

Moorside View Church Street Longnor BUXTON SK17 0PE	Energy rating E	Valid until: 18 January 2029 <hr/> Certificate number: 9038-2005-7249-6221-3924
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Property type

End-terrace house

Total floor area

94 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 current energy rating is E. 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		76 C
55-68	D		
39-54	E	52 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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good