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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Four Bed Detached House
- Central Heated, Double Glazed
- Parking and Gardens
- EPC Band C Rating 70 Council Tax D
- We cannot guarantee a long lease
- Ask an adviser to book your viewing



2 Padstow Way, Stoke-On-Trent
Stoke-On-Trent, ST4 8SU

Monthly Rental Of
£1,200

Description

A four bedroom detached property situated in Trentham. This four bedroom property benefits from ample off road parking, large garage and gardens, Gas central heating and double glazing throughout. Accommodation comprises hallway, WC, living room, open plan kitchen diner at ground floor level with four bedrooms and a family bathroom to the first floor. To the frontage is a block paved and tarmac driveway suitable for parking three cars leading to a side driveway onto a rear patio and lawn with large L-shaped garage at the rear. 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.

Hallway

With laminate floor, door to front. includes PowerPoint, radiator, built-in cupboard.

WC 4' 10" x 3' 1" (1.48m x .94m)

Fitted suite in white with WC and wash basin. Part tiled walls and tile effect floor. Includes built-in cupboard.

Living Room 16' 6" x 11' 6" (5.02m x 3.51m)

With carpeted floor, radiator, Power Point, wall lights, bay window to front.

Kitchen/Diner 21' 1" x 13' 1" (6.42m x 3.99m)

Modern fitted kitchen with cream wall and base units effect surfaces over. Tile effect. Includes Power Point, Washer point, integrated oven and hob, extractor hood, radiators, built-in Lauder style cupboard, patio doors to rear and stairs off.

First Floor

Landing

With carpeted floor, PowerPoint, built-in cupboard, stairs off.

Bedroom 1 12' 6" x 11' 7" (3.80m x 3.52m)

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

Bedroom 2 7' 8" x 9' 2" (2.33m x 2.79m)

With carpeted floor, radiator, PowerPoint, built-in wardrobes and built-in cupboard.

Bedroom 3 6' 5" x 8' 11" (1.95m x 2.73m)

With carpeted floor, radiators, Power Point, built-in wardrobes.

Bedroom 4 11' 2" x 9' 11" (3.40m x 3.02m)

With carpeted floor, radiators, Power Point, built-in wardrobes.

Family Bathroom

Fitted bathroom suite in white with WC, basin, paneled bath with shower and screen over.

Garage 30' 3" x 18' 1" (9.23m x 5.51m) *Maxium measurements*

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

Outside

To the frontage is a driveway suitable for parking three cars leading to a side driveway onto a rear patio and lawn with large L-shaped garage at the rear.

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.

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Energy performance certificate (EPC)

2 Padstow Way STOKE-ON-TRENT ST4 8SU	Energy rating C	Valid until:	12 February 2033
		Certificate number:	2618-0810-9102-1201-6963

Property type

Detached 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 energy rating is C. It has the potential to be B.

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