

KEATES

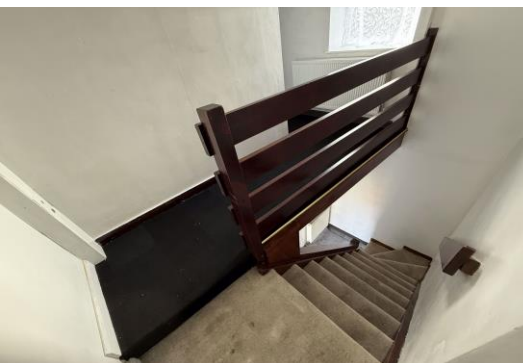
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Self-Contained First Floor Flat
- Council Tax Band A
- References and Deposit Required.
- Gas Central Heating, Double Glazing
- Energy Performance Band D, Rating 63
- Please Ask One of Our Advisors For Further Details



185a Whieldon Road, Fenton
Stoke-On-Trent, ST4 4JT

Monthly Rental Of
£595

Description

A self-contained first floor flat to let in Fenton, Stoke on Trent. The property is gas central heated and double glazed, with living accommodation comprising entrance hallway at ground floor level, with living room, dining kitchen, bedroom and bathroom at ground floor level.

This property is let and managed by Keates

Ground Floor

Entrance Hallway

With radiator, carpeted flooring, and stairs off to first floor.

First Floor

Landing

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

Living Room *13' 0" x 12' 10" (3.97m x 3.9m)*

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

Dining Kitchen *12' 12" x 13' 1" (3.95m x 3.99m)*

With beige wall and base units and marble effect work surfaces, incorporating a sink and drainer units, cooker, washing machine. Includes pvcu double glazed window to front aspect, power points, radiator, combi boiler, part tiled walls and tile effect vinyl flooring.

Bedroom *11' 10" x 11' 4" (3.61m x 3.46m)*

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

Bathroom *7' 8" x 8' 0" (2.34m x 2.45m)*

Fitted bathroom suite comprising pedestal wash basin, low level WC, bidet, and panelled bath. Includes radiator, extractor fan, part tiled walls and wood laminate flooring.

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.

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

185a Wheildon Road STOKE-ON-TRENT ST4 4JT	Energy rating D	Valid until:	4 November 2035
		Certificate number:	3035-6820-1509-0502-5222

Property type

Top-floor flat

Total floor area

65 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 D. It has the potential to be C.

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