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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Large Period Six Bedroom Detached Property
- Gas Central Heated, Double Glazed
- EPC Band D Rating 58, Council Tax A
- Parking, Garage, Gardens
- We cannot guarantee a long tenancy
- Ask an adviser to book your viewing



St Chads Vicarage, 113 Hunter Street
Burton-On-Trent, DE14 2SS

Monthly Rental Of
£1,400

Description

A large period detached property situated close to Burton town centre. This large detached property benefits from gardens, off-road parking, garage, modern kitchen, gas central heating and double glazing throughout. Accommodation comprises large entrance hall, living room, dining room, study, Breakfast room, WC, kitchen/utility and rear hallway at ground floor level with six bedrooms, a family bathroom and separate WC to the first floor. To the frontage is a tarmac driveway suitable for three cars leading to a single detached garage. At the rear is a patio seating area and lawn garden with mature shrubs. 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.

Ground Floor

Entrance Porch

with feature tiled floor, door to front.

Hallway

With feature tiled floor door front and side, feature staircase.

Living Room 18' 6" x 14' 5" (5.64m x 4.39m)

With carpeted floor, open fire, Power Point, aerial point, radiator, patio doors onto rear.

Study 14' 3" x 15' 10" (4.35m x 4.82m)

With carpeted floor, half, radiators, Power Point, built-in shelving.

Reception Room 15' 11" x 13' 11" (4.85m x 4.23m)

With boarded floor, radiator, PowerPoint, feature hearth.

WC 11' 4" x 4' 10" (3.45m x 1.47m)

With tiled floor, WC and basin.

Dining Room 14' 10" x 11' 7" (4.53m x 3.54m)

With wood effect floor, radiator, Power Point, built-in cupboards, feature hearth, access to cellar.

Kitchen 18' 6" x 13' 11" (5.65m x 4.23m)

Modern fitted kitchen with cream wall and base units wood effect surfaces over. Part tiled walls and mezzanine floor. Includes cooker point, Power Point, Washer point.

Rear Porch Enclosed

with brick floor, built-in storage cupboards.

First Floor

Gallery Landing

With boarded floor Power Point, radiator

Bedroom 1 13' 5" x 12' 8" (4.08m x 3.87m)

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

Bedroom 2 14' 1" x 15' 11" (4.30m x 4.84m)

With boarded floor, Power Point, radiator, feature hearth, built-in storage.

Bedroom 3 11' 9" x 11' 7" (3.57m x 3.54m)

With radiator, Power Point, boarded floor, feature hearth.

Bedroom 4 15' 1" x 12' 10" (4.61m x 3.9m)

With boarded floor, radiator, PowerPoint, feature hearth.

Bedroom 5 15' 3" x 11' 7" (4.64m x 3.52m)

With carpeted floor, radiator, Power Point, feature hearth, built-in storage.

Family Bathroom 11' 3" x 6' 2" (3.43m x 1.87m)

Fitted bathroom suite in white with pedestal basin, panel bathroom with electric shower over. Part tiled walls and tiled floor. Includes radiator, built-in cupboards.

WC 7' 7" x 3' 4" (2.31m x 1.01m)

With tiled floor, WC and basin, radiator.

Bedroom 6 11' 6" x 14' 6" (3.50m x 4.42m)

With boarded floor, radiator, power points, feature hearth.

Outside

To the frontage is a walled forecourt with wrought iron railings leading to a side driveway suitable for parking three cars onto a single detached garage. At the rear is a block paved patio seating area leading onto an extensive lawn rear garden. To the side is a block paved walkway leading to a brick built store.

Garage 19' 9" x 9' 8" (6.03m x 2.94m)

A brick and block single garage with concrete floor, electrical lighting, Power Point and double doors.

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)

St Chads Vicarage 113 Hunter Street BURTON UPON TRENT DE14 2SS	Energy rating D	Valid until: 17 September 2034
		Certificate number: 6200-6058-0322-0494-3843

Property type	Detached house
Total floor area	301 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	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