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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Large four bedroom detached property
- Gas central heated and double glazed
- Ask an advisor to book your viewing
- Parking, garage, gardens
- Epc band D Rating. Council Tax band D.
- We cannot guarantee a long lease



Christchurch Vicarage, Emery Street
Stoke-On-Trent, ST6 2JJ

Monthly Rental Of
£995

Description

A large four bedroom detached property with off-road parking front side and rear gardens. This large detached property benefits from gas central heating and double glazing throughout. Accommodation comprises entrance hall, WC, three reception rooms, kitchen and utility at ground floor level with four bedrooms, a family bathroom and separate WC to the first floor. To the frontage is atomic driveway or parking cars leading to a single garage to the side and rear lawn gardens with hedged borders. 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.

Ground Floor

Entrance Porch

With quarry tiled floor, PVCU door to front.

WC 5' 11" x 11' 3" (1.80m x 3.43m)

Fitted suite in white with WC and basin, tiled floor, radiator, PowerPoint.

Study 17' 1" x 11' 1" (5.20m x 3.37m)

With carpeted floor, radiator, Power Point, built-in shelving.

Hallway

With parquet floor, radiator, Power Point, built-in storage cupboard, stairs off.

Living Room 17' 3" x 15' 2" (5.25m x 4.63m)

With carpeted floor, radiators, power points, feature hearth with inset fire, fitted shelving.

Dining Room 12' 3" x 12' 3" (3.74m x 3.74m)

With carpeted floor, radiator, power points.

Kitchen 12' 2" x 10' 8" (3.71m x 3.24m)

Modern fitted kitchen with cream wall and base units wood effect surfaces over. Part tiled walls and tile

effect floor. Includes washer point, cooker point, PowerPoint, extractor fan.

Utility room 12' 2" x 6' 1" (3.72m x 1.86m)

With fitted base units in pale cream, wood effect surfaces over. Include Power Point, Washer point, boiler, door to rear.

First Floor

Landing

With carpeted floor, Power Point, window to rear, built-in storage cupboards.

Bedroom 1 12' 2" x 12' 2" (3.70m x 3.70m)

With carpeted floor, radiator, PowerPoint, built-in storage cupboard.

Bedroom 2 16' 9" x 11' 7" (5.10m x 3.53m)

With carpeted floor, radiator, Power Point, built in wardrobes, fitted sink.

Bedroom 3 8' 11" x 12' 2" (2.72m x 3.7m)

With carpeted floor, radiator, Power Point.

Bedroom 4 16' 10" x 10' 10" (5.12m x 3.29m)

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

Bathroom 7' 9" x 6' 4" (2.36m x 1.94m)

Modern fitted bathroom suite in white with basin, panel bath with electric shower and screen over. Tile effect floor and marble effect walls. Include a radiator and extractor fan.

WC 3' 2" x 7' 5" (.96m x 2.26m)

Fitted suite in white with WC and basin, tile effect floor. Includes radiator.

Outside

To the frontage is atomic driveway or parking cars leading to a single garage to the side and rear lawn gardens with hedged borders.



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)

CHRIST CHURCH VICARAGE 10 EMERY STREET STOKE-ON-TRENT ST6 2JJ	Energy rating D	Valid until:	1 July 2031
		Certificate number:	8700-4677-0422-2024-3693

Property type	Detached house
Total floor area	184 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.](#)