



- **Stoke Town**
- **Gas Central Heating**
- **References & Deposit Required. No DSS**
- **Two Bedroom Terraced Property**
- **Two Reception Rooms**
- **Energy Performance Band D, Rating 55**



**35 Boothen Road, Stoke  
Stoke-On-Trent, ST4 4AH**

**Monthly Rental Of  
£645**

## Description

FIRST MONTH'S RENT HALF PRICE !! A two bedroom terrace, close to the amenities of Stoke town centre. The property is gas central heated, with living accommodation comprising two reception rooms, fitted kitchen and bathroom at ground floor level, with two bedrooms to the first floor. To the rear of the property is a paved yard with brick-built store and pedestrian access.

This property is let and managed by Keates Hulme.

## Ground Floor

### Front Reception Room 11' 4" max. x 11' 3"

(3.48m max. x 3.43m)

With single glazed window to front aspect, store cupboard, feature hearth, radiator, power points, telephone point, gas and electric meter cupboards and carpeted flooring.

### Rear Reception Room 11' 6" x 12' 3" (3.51m x 3.76m)

With single glazed window to rear aspect, feature hearth, radiator, power points, aerial point, telephone point and carpeted flooring.

### Kitchen 13' 7" x 6' 1" (4.16m x 1.87m)

Fitted kitchen with light wood wall and base units, one marble-effect worktop and one tiled worktop, integral cooker and hob with extractor hood, sink and drainer unit, and fridge. Includes single glazed window to side aspect, central heating boiler, radiator, power points, part-tiled walls and tiled flooring.

### Bathroom 6' 1" x 8' 8" max. (1.88m x 2.66m max.)

With white suite comprising WC, pedestal washbasin and panelled bath with mixer shower over and shower screen. Includes single glazed window to side aspect, radiator, par-tiled walls and tiled flooring.

## First Floor

### Front Bedroom 11' 4" max. x 11' 2" (3.47m max. x 3.41m)

With single glazed window to front aspect, radiator, power points, aerial point and carpeted flooring.

### Rear Bedroom 15' 6" max. x 11' 5" max. (4.74m max. x 3.49m max.)

With single glazed window to rear aspect, loft access, feature hearth, radiator, power points and carpeted flooring.

## Outside

Rear yard with brick built store and pedestrian access.

## Viewings

To view this, or any other of our properties, please call 01782 413580. 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.

Keates Hulme for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates Hulme or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates Hulme nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



### 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.

sales • lets • surveys • auctions



[www.keates.uk.com](http://www.keates.uk.com)



## Applications

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 drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

## Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

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. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

## Our Agency

We are a RIC's regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

sales • lets • surveys • auctions

[Find an energy certificate \(/\)](#)English | [Cymraeg](#)

# Energy performance certificate (EPC)

35 BOOTHEN ROAD STOKE STOKE-ON-TRENT ST4 4AH	Energy rating <b>E</b>	Valid until: <b>26 October 2030</b>	 9428-3901-1200-5000-0204
		Certificate number:	

**Property type** Mid-terrace house

**Total floor area** 71 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 E. It has the potential to be B.

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