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84 Church Street
Stoke-on-Trent
ST4 1BS

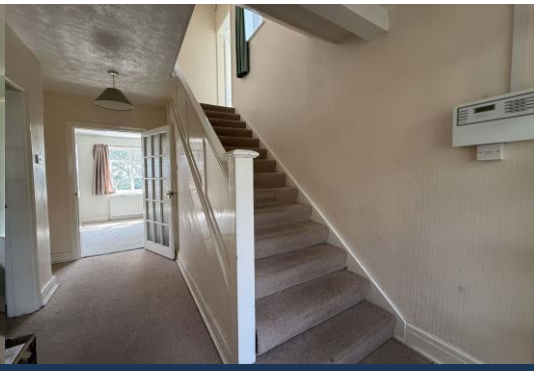
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- **Character four bedroom detached property**
- **Gas central heated and double glazed**
- **Epc awaited, Council Tax D**
- **We cannot guarantee a long lease**
- **Gardens, garage, Parking**
- **Asking advisor to book your viewing**







5 Congleton Road, Mow Cop
Stoke-On-Trent, ST7 3PJ

Monthly Rental Of
£1,100

Description
Currently under renovation: Situated in Mow Cop with views over the Staffordshire this four bedroom detached property benefits from gas central heating and double glazing throughout. Accommodation comprises entrance hall, study, living room, dining room, kitchen and utility at ground floor level with four bedrooms and a family bathroom to the first floor. To the frontage is a driveway suitable for parking two cars leading to a single garage together with a side lawn. At the rear is a lawn garden and patio seating area. 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 minster 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 Hall
with carpeted floor, door to front.

WC *6' 4" x 4' 11" (1.94m x 1.49m)*
Fitted suite in white with WC, pedestal basin, tiled effect floor, part tiled walls, includes radiator, extractor fan, skylight.

Study *12' 4" x 11' 10" (3.75m x 3.61m)*
With carpeted floor, radiator, Power Point, fitted shelving.

Inner Hall
With carpeted floor, radiator, stairs off.

Dining Room *13' 9" x 12' 6" (4.20m x 3.82m)*
With carpeted floor, radiator, PowerPoint, feature hearth.

Living Room *21' 3" x 9' 9" (6.48m x 2.98m)*
With carpeted floor, radiator, Power Point, feature hearth with inset fire

Kitchen *9' 1" x 14' 4" (2.77m x 4.38m)*
Fitted kitchen with beige wall and base units wood effect surfaces over part tiled walls and tile effect floor. Includes the cooker point.

Utility room *8' 0" x 6' 10" (2.43m x 2.08m)*
With fitted sink and base unit, electric heater, Washer point, Power Point.

First Floor

Landing
With carpeted floor, stairs off.

Bedroom 1 *9' 5" x 11' 0" (2.88m x 3.36m)*
With boarded floor, radiator, Power Point.

Bedroom 2 *12' 2" x 13' 7" (3.71m x 4.14m)*
With carpeted floor, radiator, Power Point.

Bedroom 3 *12' 9" x 15' 1" (3.88m x 4.60m)*
With carpeted floor, radiator, Power Point.

Bedroom 4 *8' 11" x 8' 10" (2.72m x 2.70m)*
With carpeted floor, radiator, Power Point.

Family Bathroom *8' 5" x 8' 11" (2.56m x 2.72m)*
Fitted bathroom suite and white with WC, pedestal basin, bath with electric shower over. Tiled walls and tile effect floor. Includes radiator and extractor fan.

Outside
To the frontage is a driveway suitable for Parking two cars leading to a side lawn and garage. At the rear lawn garden and patio seating area.








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.

Hulme Associates Ltd t/a Keates. Registered Office: DPC House, Vernon Road, Stoke-on-Trent, ST4 2QY Company No. 4918162

Energy performance certificate (EPC)

St. Thomas's Church 5 Congleton Road Mow Cop STOKE-ON-TRENT ST7 3PJ	Energy rating **C**	Valid until:	**10 October 2036**
		Certificate number:	**0164-3957-8200-6766-2204**

Property type	Detached house
Total floor area	163 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).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.