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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com

- **Two Bed Terraced House**
- **Central Heated**
- **EPC Band D Rating 65, Council Tax A**
- **Close to Stoke Town Centre**
- **Double Glazed**
- **Ask an adviser to book viewing**

61 Boothen Road, Stoke-On-Trent

Stoke-On-Trent, ST4 4AH

Monthly Rental Of £750

Description

A two bedroom terrace property situated on Boothen Road in Stoke close to the town Centre. The property benefits from gas central heating and double glazing with a modern kitchen. Accommodation comprises dining room, living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. At the rear is an enclosed paved yard with pedestrian access.

Ground Floor

Dining Room *11' 5" x 11' 4" (3.49m x 3.45m)*
With carpeted floor, radiator, Power Point, telephone point. Door to front

Living Room *12' 7" x 11' 5" (3.83m x 3.48m)*
With carpeted floor, radiator, Power Point, aerial point, built-in cupboard, and stairs off.

Kitchen *13' 0" x 6' 1" (3.97m x 1.85m)*
Modern fitted kitchen with pale wood wall and base units, granite effect surfaces over. Part tiled walls and tiled floor. Includes integrated cooker, hob and extractor hood, Power Points and extractor fan.

Rear Hall
With tiled floor, built-in cupboard with washer points, PVCu door to rear.

Bathroom *7' 9" x 6' 1" (2.37m x 1.85m)*
Fitted bathroom suite in green with WC, pedestal basin, panel bath with electric shower over. Part tiled walls and tile effect floor. Includes radiator and extractor fan.

First Floor

Bedroom 1 *11' 6" x 11' 4" (3.50m x 3.45m)*
With carpeted floor, radiator and Power Points.

Bedroom 2 *12' 8" x 11' 7" (3.86m x 3.52m)*
With carpeted floor, radiator and Power Points.

Outside

Enclosed paved yard with pedestrian access.

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.

Energy performance certificate (EPC)

61 Boothen Road STOKE-ON-TRENT ST4 4AH	Energy rating **D**	Valid until:	**25 January 2034**
		Certificate number:	**0390-2738-5390-2194-7421**

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).

Energy rating and score

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

See how to improve this property's energy efficiency.