

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Three bed semi detached property
- Double glazed, Conservatory
- EPC band D Rating 66 Council Tax A
- Gas Central Heated
- Parking and Garden
- Ask an adviser to book your viewing



**64 Jesmond Grove, Stoke-On-Trent**  
Stoke-On-Trent, ST3 3JZ

**Monthly Rental Of**  
**£895**

## Description

A three bedroom semi detached properties situated in Blurton benefiting from gas central heating, off-road parking and front and rear gardens. Accommodation comprise entrance hall, kitchen diner, living room and conservatory at ground floor level with three bedrooms and a bathroom to the first floor. To the frontage is a block paved driveway. At the rear is an enclosed garden with patio and lawn.

## Ground Floor

### Hallway

PVCu door to front, would laminate floor, radiator

### Kitchen/Diner *11' 9" x 19' 7" (3.58m x 5.97m)*

Modern fitted kitchen with cream wall and base units wood effect surfaces over. Fully tiled floor and part tiled walls, PVCu door to rear

### Living Room *10' 6" x 19' 3" (3.19m x 5.88m)*

With wood laminate floor, PowerPoint, Aeria point, feature hearth with inset gas fire .

### Conservatory *8' 11" x 11' 1" (2.73m x 3.37m)*

With wood laminate floor, PVC udoor to rear

## First Floor

### Landing

With carpeted floor, PowerPoint, Stairs off

### Bedroom 1 *8' 10" x 13' 10" (2.70m x 4.21m)*

With carpeted floor, radiator, PowerPoint

### Bedroom 2 *10' 11" x 10' 6" (3.32m x 3.19m)*

With carpeted floor, radiator, PowerPoint

### Bedroom 3 *12' 4" x 10' 5" (3.77m x 3.18m)*

With carpeted floor, radiator, PowerPoint

### Bathroom *9' 0" x 5' 6" (2.74m x 1.68m)*

Modern fitted bathroom suite in white with WC, pedestal basin, panelled bath with mixer shower over. Part tiled walls and tile effect vinyl floor. Includes extractor fan and radiator

## Outside

To the frontage is a block paved driveway. At the rear is a lawned garden with patio seating area

## 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)

|                                               |                           |                     |                          |
|-----------------------------------------------|---------------------------|---------------------|--------------------------|
| 64 Jesmond Grove<br>STOKE-ON-TRENT<br>ST3 3JZ | Energy rating<br><b>D</b> | Valid until:        | 12 October 2031          |
|                                               |                           | Certificate number: | 9050-2907-3403-2599-6571 |

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 84 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 B.

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