

KEATES

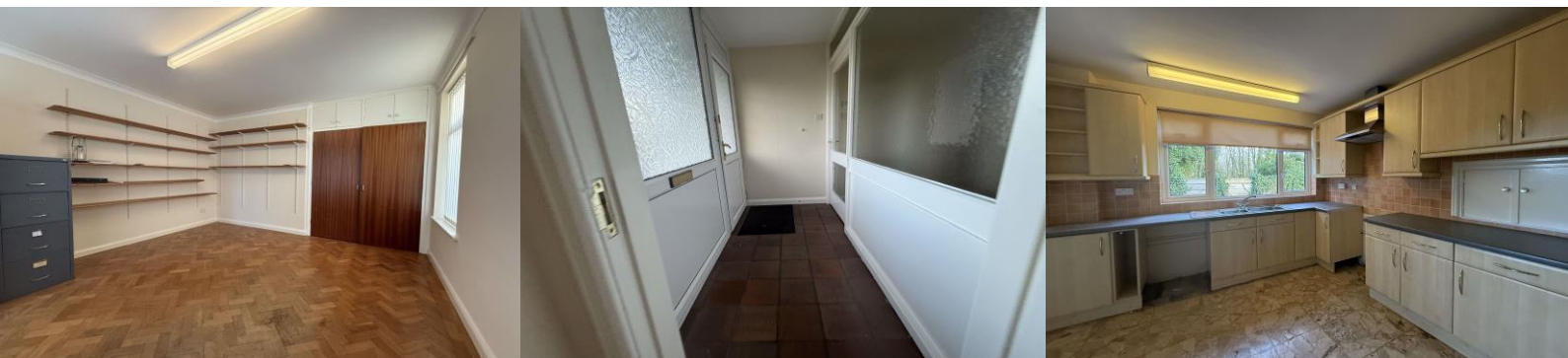
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Large four bedroom detached property
- We cannot guarantee a long lease
- EPC Band D Rating 65, Council Tax band D
- Gas central heated, Double glazed
- Parking, garage, garden
- Ask an advisor to book your viewing



St Luke's Vicarage, 21 Pepper Street
Newcastle, ST5 6QJ

Monthly Rental Of
£995

Description

A large four bedroom detached property situated on the outskirts of Silverdale. This detached property benefits from gas central heating, double glazing and a modern kitchen. Accommodation comprises entrance porch, study, hallway, WC, kitchen, utility, living room and dining room at ground floor level with four bedrooms a bathroom and WC to the first floor. To the frontage is a tarmac driveway suitable for parking five cars leading to a single garage and a side lawn. At the rear is enclosed lawn garden with 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 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 tiled floor, PVCU door front.

Study 12' 7" x 13' 10" (3.84m x 4.21m)

With parquet floor, radiator, Power Point, shelving, built-in cupboard.

Hallway

With parquet floor, radiator, stairs off

WC 11' 7" x 3' 9" (3.54m x 1.14m)

Fitted suite in white with basin and WC. Part tiled walls and tile effect floor. Includes radiator.

Living Room 20' 11" x 12' 8" (6.37m x 3.87m)

With parquet floor, radiator, Power Point, telephone point, feature hearth with inset fire.

Dining Room 12' 9" x 12' 3" (3.88m x 3.74m)

With parquet floor, radiator, Power Point, serving hatch.

Kitchen 12' 10" x 12' 6" (3.92m x 3.81m)

Modern fitted kitchen with pale wood wall and base units granite effect surfaces over. Part tiled walls and tiled floor. Includes radiator, Power Point, extractor hood.

Utility room 8' 8" x 8' 9" (2.63m x 2.66m)

With tiled floor, working surface, Washer point, Power Point, radiator

Hallway

With tile floor, built-in cupboards, access to garage and rear

Garage 9' 11" x 18' 3" (3.02m x 5.57m)

With concrete floor, up and over door, electrical lighting.

First Floor

Landing

A large gallery landing with radiator, Power Point and built-in cupboards

Bedroom 1 13' 3" x 13' 11" (4.03m x 4.23m)

With carpeted floor, radiator, power points

Wc 7' 9" x 3' 3" (2.37m x .98m)

With WC and basin in white, part tiled walls and tile effect floor. Includes radiator.

Bathroom 7' 9" x 8' 8" (2.35m x 2.64m)

Fitted bathroom suite in white with paneled bath pedestal basin and enclosed cubicle. Majority tiled walls and tile effect floor. Includes radiator and extractor fan.

Bedroom 2 13' 3" x 15' 5" (4.04m x 4.70m)

With carpeted floor, radiator, Power Point, built-in wardrobe and sink

Bedroom 3 8' 1" x 12' 2" (2.46m x 3.72m)

With laminate floor, radiator, Power Point.

Bedroom 4 13' 2" x 15' 3" (4.01m x 4.66m)

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

Outside

To the frontage is a tarmac driveway suitable for Parking five cars and a side lawn. At the rear is an enclosed garden with patio seating area and lawn.



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.

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Energy performance certificate (EPC)

21 Pepper Street Silverdale NEWCASTLE ST5 6QJ	Energy rating D	Valid until: 30 January 2035
		Certificate number: 2511-3046-1209-9175-2204

Property type	Detached house
Total floor area	194 square metres

Rules on letting this property

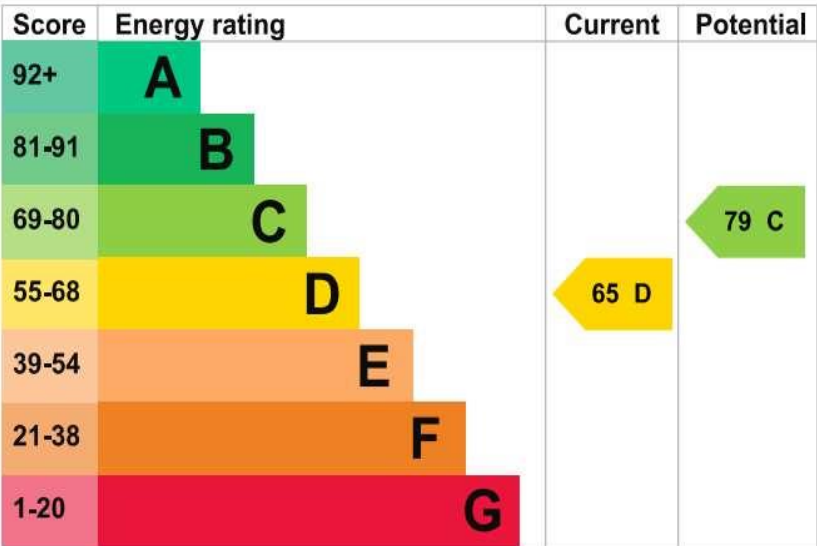
Properties can be let if they have an energy rating from A to E.

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.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance