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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- **Four Bedroom Detached Property**
- **Central Heated, Double Glazed**
- **EPC Band C Rating 72 Council Tax E**
- **Parking and Gardens**
- **We cannot guarantee a long lease**
- **Ask an adviser to book your viewing**



14 Peakes Road, Rugeley
Rugeley, WS15 2LY

Monthly Rental Of
£1,350

Description

Situated on the outskirts of Rugeley this four bedroom detached property is within easy reach of Cannock chase. The property benefits from off road Parking, Gas central heating, double glazing, modern kitchen and bathroom. Accommodation comprises entrance hall, study, hallway, WC, through living room, kitchen and utility at ground floor level with four bedrooms and a family bathroom to the first floor. To the frontage is a tarmac driveway suitable for parking at least three cars with a lawned garden. At the rear has a lawn garden patio seating area and single detached garage. 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

Hallway

With carpeted floor, radiator.

Study 11' 9" x 11' 8" (3.59m x 3.55m)

With laminate floor, radiator, Power Point.

Inner Hall

With carpeted floor, radiator, stairs off.

WC 6' 0" x 4' 1" (1.83m x 1.24m)

Fitted bathroom suite in white with WC and basin, part tiled walls and tiled floor. Includes a radiator.

Living Room 12' 1" x 11' 9" (3.69m x 3.59m)

With laminate floor, radiator, Power Point, aerial point, feature hearth. Open plan onto dining room.

Dining Room 10' 9" x 11' 6" (3.28m x 3.50m)

With laminate floor, radiator, Power Point, patio door doors on to rear.

Kitchen 12' 4" x 14' 5" (3.76m x 4.40m)

Modern fitted kitchen with grey wall and base units wood effect surfaces over. Part tile effect walls and tile effect floor. Includes Power Point, radiator, cooker point.

Utility room 5' 1" x 7' 11" (1.54m x 2.42m)

With Gray wall and base units wood effect surfaces over. Tile effect walls and floor. Includes Washer point, Power Point, extractor fan. Door to rear.

First Floor

Landing

With window to side, fitted balustrade, carpeted floor, power point, radiator, stairs off.

Bedroom 1 12' 9" x 15' 4" (3.88m x 4.67m)

With carpeted floor, radiator, Power Point.

Bedroom 2 12' 6" x 11' 7" (3.81m x 3.54m)

With carpeted floor, radiator, Power Point.

Bedroom 3 8' 10" x 10' 0" (2.69m x 3.06m)

With carpeted floor, radiator, Power Point.

Bedroom 4 8' 10" x 11' 10" (2.70m x 3.61m)

With carpeted floor, radiator, Power Point.

Family Bathroom 8' 3" x 10' 11" (2.51m x 3.33m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with electric shower and screen over. Part marble effect walls and tile effect floor. Includes radiator and Extra extractor fan.

Outside

The frontage is a tarmac driveway suitable for parking at least three cars with a lawned garden. At the rear has a lawn garden patio seating area and single detached garage.

Garage/ Store 23' 4" x 10' 0" (7.10m x 3.06m)

With concrete floor, up and over door, PVCU window to side, electrical power and lighting.

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.

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Energy performance certificate (EPC)

14 Peakes Road RUGELEY WS15 2LY	Energy rating C	Valid until:	4 September 2035
		Certificate number:	0360-2851-0580-2395-3445

Property type	Detached house
Total floor area	130 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 C. It has the potential to be C.

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