

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Modern Four Bedroom Detached House
- Central Heated and Double Glazed
- EPC Band C rating 69 Council Tax E
- Garage, Gardens & Parking
- We cannot guarantee a long lease
- Ask an adviser to book your viewing



2 Vicarage Way, Hixon
Stafford, ST18 0FT

Monthly Rental Of
£1,250

Description

A four bedroom detached property situated in the quiet village of Hixon close to Stafford. This detached property benefits from gas central heating, double glazing, gardens, parking and a garage. Accommodation comprises hallway, ground floor WC, study, living room, dining room, kitchen diner and utility at ground floor level with four bedrooms, one ensuite and a family bathroom to the first floor. The front is a lawn garden with tarmac driveway suitable for parking three cars leading to a single integral garage. At the rear is an enclosed garden with side pedestrian access. We cannot guarantee a long tenancy .

Ground Floor

Hallway

With laminate floor, radiator, Power Point, stairs off.

WC 7' 0" x 3' 9" (2.13m x 1.15m)

Fitted sweet and white with WC and basin, part tiled walls, vinyl floor and radiator.

Study 14' 6" x 15' 9" (4.43m x 4.79m)

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

Living Room 17' 11" x 12' 2" (5.47m x 3.71m) max to bay

With carpeted floor, radiator, Power Point, aerial point, feature hearth within inset electric fire.

Dining Room 11' 3" x 11' 11" (3.42m x 3.62m)

With carpeted floor, radiator, Power Point, patio doors onto rear.

Kitchen/Diner 13' 0" x 17' 9" (3.95m x 5.41m)

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

Utility room 12' 9" x 5' 8" (3.88m x 1.72m)

Fitted wall and base unit in cream wood effect surfaces over. Hot tiled walls and floor. Includes extract fan, radiator, Power Point, door to rear. Integral onto garage.

Garage 8' 9" x 21' 7" (2.66m x 6.59m)

With concrete floor, up and over door, electrical power and lighting. Door to garden.

First Floor

Landing

With carpeted floor, Power Point, built-in storage cupboard.

Bedroom 1 10' 7" x 12' 6" (3.23m x 3.81m)

With Wood effect floor, radiator, Power Point, built-in cupboard.

Bedroom 2 8' 2" x 10' 2" (2.48m x 3.09m)

With carpeted floor, radiator, Power Point.

Bedroom 3 15' 9" x 12' 1" (4.81m x 3.69m)

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

En-suite 5' 5" x 6' 6" (1.66m x 1.97m)

Fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with combination shower. Parts tiled walls and vinyl floor include radiator and extractor fan.

Bedroom 4 9' 7" x 9' 10" (2.93m x 2.99m)

With carpeted floor, radiator, Power Point.

Outside

To the front is a lawn garden with tarmac driveway suitable for parking three cars leading to a single integral garage. At the rear is an enclosed garden with side pedestrian access.



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)

2 Vicarage Way Hixon STAFFORD ST18 0FT	Energy rating C	Valid until:	8 October 2035
		Certificate number:	0573-3055-8201-8155-3200

Property type	Detached house
Total floor area	137 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.](#)