

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Modernised Two Bedroom Terrace**
- **Central Heated**
- **EPC Band D , Rating 62 Council Tax B**
- **Modern Kitchen and Bathroom**
- **Double Glazed**
- **Ask an adviser to book your viewing**



46 Sturgess Street, Stoke-On-Trent
Stoke-On-Trent, ST4 7QH

Monthly Rental Of
£695

Description

A modernISED two bedroom terrace property situated close to Stoke town Centre. The property Benefits from a modern kitchen and bathroom, Gas central heating and double glazing. Accommodation comprises dining room, living room, kitchen and bathroom ground floor level with two bedrooms to the first floor. To the rear is an enclosed paved yard with pedestrian access.

Ground Floor

Dining Room 13' 8" x 11' 2" (4.17m x 3.41m) *Maximum measurement to bay window*
With carpeted floor, radiator, Power Points.

Living Room 12' 4" x 11' 3" (3.76m x 3.44m)
With carpeted floor, radiator, Power Point, built-in cupboard, stairs off

Kitchen 11' 9" x 6' 4" (3.59m x 1.93m)
Modern fitted kitchen with white wall in base units wood effect surfaces over. Part tiled walls tiled floor. Includes integrated cooker oven and hob, Washer point and Power Points.

Bathroom 6' 8" x 6' 2" (2.03m x 1.89m)
Modern fitted bathroom suite in White with WC, basin set in vanity unit, panel bath with mixer shower and screen over. Part marble effect walls and tiled floor. Includes inset spotlights, towel radiator, extractor fan.

First Floor

Bedroom 1 11' 5" x 12' 5" (3.47m x 3.79m)
With carpeted floor, radiator, Power Point.

Outside

At the rear isn't 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.

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Energy performance certificate (EPC)

46 Sturgess Street STOKE-ON-TRENT ST4 7QH	Energy rating D	Valid until: 24 May 2032
		Certificate number: 2858-3016-5205-3182-6204

Property type Mid-terrace house

Total floor area 66 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.](#)