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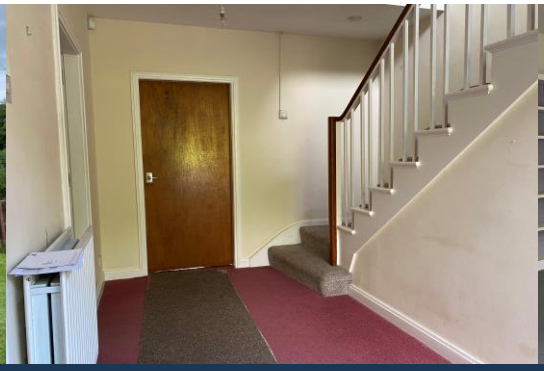
84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Five Bed Detached Property, Three Reception Rooms**
- **Gas Central Heating, Majority Double Glazing, Alarm.**
- **Gardens, Garage and Driveway for Four Cars**
- **We cannot guarantee a long lease**
- **Please Ask One of Our Advisors For**







26 Crown Bank, Talke
Stoke-On-Trent, ST7 1PU

Monthly Rental Of
£1,095

Description
A five bedroom detached property situated on a large plot, with garage and off-road parking for four cars. The property is situated in Talke, and benefits from gas central heating and a burglar alarm. Living accommodation comprises hallway, WC, living room, dining room, study and breakfast kitchen at ground floor level, with five bedrooms and bathroom to the first floor. Externally, there is a garden area to the front, with a long driveway capable of accommodating four vehicles, and leading to a single garage and further outbuildings containing a utility area and store. To the rear of the property is a garden, with raised patio area and lawn.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 minster of Religion. You should therefore not consider this proeprty 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

Hall
With door to front,, radiator, power points, carpeted flooring and stairs off.

WC *3' 10" x 9' 8" (1.18m x 2.95m)*
With white WC and basin and carpeted flooring.

Living Room *13' 11" x 21' 0" (4.26m x 6.41m)*
With feature hearth and inset fire, radiator, power points, parquet flooring and patio doors leading out into the rear garden.

Dining Room *12' 5" x 13' 2" (3.80m x 4.02m)*
With window to rear elevation, radiator, power points, serving hatch and parquet flooring.

Study *12' 0" x 13' 10" (3.66m x 4.23m)*
With large windows, built in shelving, radiator, power points and carpeted flooring.

Kitchen *11' 3" x 14' 2" (3.45m x 4.32m)*
Fitted kitchen with pale wood wall and base units, granite effect surfaces over. part tiled walls and tile effect vinyl flooring. Includes washer points, power points and cooker.

Utility *9' 2" x 10' 0" (2.81m x 3.05m)*
With power points, shelving, boiler, part tiled walls tiled flooring and door to storage area.

First Floor

Landing
Large landing with window to front elevation, built in cupboard, serving hatch, radiator, power points and carpeted flooring.

Bedroom One *12' 0" x 13' 11" (3.68m x 4.25m)*
With fitted sink, radiator, power points, and carpeted flooring.

Bedroom Two *6' 9" x 13' 11" (2.07m x 4.25m)*
With radiator, power points, and carpeted flooring.

Bedroom Three *11' 6" x 14' 3" (3.52m x 4.37m)*
With fitted sink, radiator, power points, and carpeted flooring.

Bedroom Four *11' 3" x 9' 0" (3.45m x 2.77m)*
With built-in cupboard, radiator, power points, and carpeted flooring.

Bedroom five *12' 6" x 10' 9" (3.83m x 3.30m)*
With built-in cupboard, radiator, power points, and carpeted flooring.

Bathroom *7' 4" x 5' 10" (2.24m x 1.80m)*
Fitted white bathroom suite comprising pedestal basin, wc and panelled bath with shower over. Includes radiator, part tiled walls and vinyl flooring.

Outside
To the front of the property is a shrubbed garden and tarmac drive with parking for several cars, leading to a single garage. To the rear is a large lawn with borders and raised patio area. To the side is an outbuilding, with utility and store.








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.

Hulme Associates Ltd t/a Keates. Registered Office: DPC House, Vernon Road, Stoke-on-Trent, ST4 2QY Company No. 4918162

Energy Performance Certificate

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26, Crown Bank, Talke, STOKE-ON-TRENT, ST7 1PU

Dwelling type:	Detached house	**Reference number:**	0617-2839-7511-9797-2575
Date of assessment:	11 September 2013	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	12 September 2013	**Total floor area:**	193 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

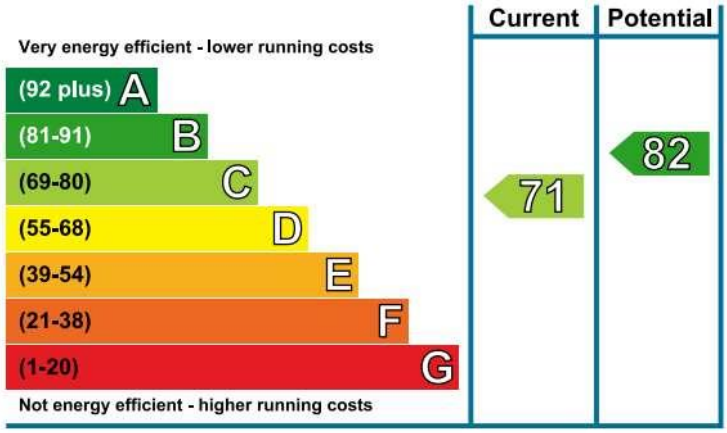
Estimated energy costs of dwelling for 3 years:	**£ 3,666**
Over 3 years you could save	**£ 717**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 396 over 3 years	£ 243 over 3 years	You could save £ 717 over 3 years
Heating	£ 2,733 over 3 years	£ 2,448 over 3 years	
Hot Water	£ 537 over 3 years	£ 258 over 3 years	
Totals	**£ 3,666**	**£ 2,949**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 265	✓
2 Low energy lighting for all fixed outlets	£60	£ 129	
3 Hot water cylinder thermostat	£200 - £400	£ 199	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.